

Environment Directorate / Development Management

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Mr Mark Buxton
CgMs
140 London Wall
London
EC2Y 5DN

Letter Printed 16 August 2016

FOR DECISION DATED
16 August 2016

Dear Sir/Madam

The Town and Country Planning Act 1990, (as amended)
Decision Notice

Application: 15/3038/OUT
Your ref:
Our ref: DC/JEF/15/3038/OUT/OUT
Applicant: Mr Robin Ghurbhurun
Agent: Mr Mark Buxton

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the orders made thereunder, you have made an OUTLINE application received on **9 July 2015** and illustrated by plans for the permission of the Local Planning Authority to develop land situated at:

Land At Junction Of A316 And Langhorn Drive And Richmond College Site (Including Craneford Way East Playing Fields And Marsh Farm Lane) Egerton Road Twickenham

for

Outline application for the demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide:

- 1) A new campus for education and enterprise purposes, comprising; Replacement College (Use Class D1) of up to 16,000sqm to accommodate up to 3,000 FTE day time students, as well as evening and weekend use; A Science, Technology, Engineering and Maths (STEM) Centre (D1 Use Class) of up to 6,100sqm;**
- 2) A new Secondary School (D1 Use Class) of up to 7,000 sqm for up to 750 students;**
- 3) A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students;**
- 4) A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm;**
- 5) Replacement on-site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community;**

- 6) The upgrading of existing Craneford Way playing fields for use by the college, schools and local community;
- 7) Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath;
- 8) Provision of on-site parking (non-residential) for up to 230 vehicles, open space and landscaping, and
- 9) A new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping.

NOW THEREFORE WE THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority HEREBY GIVE YOU NOTICE pursuant to the said Act and the Orders made thereunder that permission to develop the said land in accordance with the said OUTLINE application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus', with a long horizontal flourish extending to the right.

Robert Angus
Development Control Manager

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 15/3038/OUT

APPLICANT NAME

Mr Robin Ghurbhurun
Richmond Upon Thames College
Egerton Road
Twickenham
TW2 7SJ

AGENT NAME

Mr Mark Buxton
140 London Wall
London
EC2Y 5DN

SITE

Land At Junction Of A316 And Langhorn Drive And Richmond College Site (Including Craneford Way East Playing Fields And Marsh Farm Lane) Egerton Road Twickenham

PROPOSAL

Outline application for the demolition of existing college buildings, removal of hardsurfacing, site clearance and groundworks together with the redevelopment of the site to provide:

- 1) A new campus for education and enterprise purposes, comprising; Replacement College (Use Class D1) of up to 16,000sqm to accommodate up to 3,000 FTE day time students, as well as evening and weekend use; A Science, Technology, Engineering and Maths (STEM) Centre (D1 Use Class) of up to 6,100sqm;
- 2) A new Secondary School (D1 Use Class) of up to 7,000 sqm for up to 750 students;
- 3) A new Special Educational Needs (SEN) School (D1 Use Class) of up to 4,000sqm for up to 115 students;
- 4) A new ancillary 'Technical Hub' for Haymarket Media (B1 Use Class) of up to 1,700sqm;
- 5) Replacement on-site sports centre (D2 Use Class) of up to 3,900sqm to serve both the college, schools and wider community;
- 6) The upgrading of existing Craneford Way playing fields for use by the college, schools and local community;
- 7) Alterations to existing means of access for vehicles, pedestrians and cyclists from the A316 involving the creation of a signalised junction, alterations to the A316 footbridge and minor realignment of Langhorn Drive, alterations of existing vehicular access points on Egerton Road as well as the upgrading of Marsh Farm Lane footpath;
- 8) Provision of on-site parking (non-residential) for up to 230 vehicles, open space and landscaping, and
- 9) A new residential development of up to 180 units together with associated parking for up to 190 vehicles, open space and landscaping.

SUMMARY OF CONDITIONS AND INFORMATIVES

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| U07938 | Restriction-Alt's/Ext-Appear' |
| U07939 | Restriction - Outbuildings |
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| U07941 | External Illumination of buildings |
| U07942 | Refuse Storage |
| U07943 | Ecological Enhancement Measures |
| U07944 | Bat Measures - As Applied Ecology Report |
| U07945 | Solar Glare - A316 |
| U07946 | Shared changing rooms/equipment storage |

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| U07947 | Retractable netting - use limitations |
| U07948 | No service vehicles/HGVs - Egerton Road |
| U07949 | River Crane - Buffer Zone -Playing Field |
| U07950 | Drainage |
| U07951 | Floor levels - Flood risk - Residential |
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| U07961 | Access via A316 |
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| U08012 | Construction Logistics Plan - TFL |
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| U08019 | Trees - Prohibited Activities |
| U08020 | Trees - Protective Fencing |
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| U08022 | Arborist Method Statement (inc. TPP) |
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| U08031 | Compliance Report |
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| U08040 | Misc Details - Sample Panels |
| U08041 | Site Wide Open Space/Landmark Framework |
| U08042 | Site Wide Parking and Servicing |
| U08043 | Site Wide Drainage & Surface Water Mangt |
| U08044 | Site Wide Energy Statement |
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| U08052 | Showers/lockers for cyclists - Schools |
| U08053 | MUGA - Construction details - Schools |
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| U01216 | Definitions |
| U06224 | Section 106 agreement ~ Harlequins |
| IE03 | Restaurant - EHO Consultation |
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| IL02 | Advertisements |
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| IL24 | CIL liable |
| U01218 | NPPF APPROVAL - Para 186 and 187 |
| IM01 | Disabled persons |
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| IT02 | Trees - Protective fencing |
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| U01220 | Construction Logistics Plan - TfL Guide |
| U01221 | Archaeology |
| U01222 | Riverside treatment |
| U01223 | Flood defence consent |
| U01224 | Environmental Permits |
| U01225 | Noise Predictions |
| U01226 | College AGP - IRB standard |
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| U06223 | Fire Brigade Access |
| U01217 | Composite Informative |

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U07931 Specific Use

Unless otherwise agreed in writing by the Local Planning Authority, no Development Zone or building within each Development Zone shall be used other than for the specified purposes or ancillary uses as listed below, whether or not within a Use Class as specified in the schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision revoking or re-enacting that order.

| Development Zone | Use Class | Specified Purpose | Ancillary Uses |
|------------------------|-----------|--|--|
| Schools | D1 | Education - Secondary School/SEN School | Community Sports pitches Dining room and catering facilities |
| College | D1 | Education - College and Stem Building | Restaurant, Fitness Centre, Hair and Beauty salons, Halls for Hire |
| College | D2 | Sports Halls - College and Schools | Community Sports hall |
| College Playing Fields | D1 | College and Schools Artificial Rugby Pitch /Grass Football Pitch | Publicly Accessible Space Community Sports pitches |
| Tech-Hub | B1 | Media | Education - College/Schools |
| Residential | C3 | Houses/flats/maisonettes | Parking |

Reason: To ensure that the Development is carried out in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development

U07932 Pupil & Staff Numbers/Hours - Secondary

Any secondary school within the School Development Zone hereby approved shall:

- o have no more than 750 pupils registered to attend at any one time unless otherwise agreed in writing by the Local Planning Authority
- o have no more than 80 FTE staff employed at any one time unless otherwise agreed in writing by the Local Planning Authority
- o be open between the hours of 08:00am and 10:00pm only

Reason: To ensure that the Development is carried out in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development and to safeguard neighbour amenity

U07933 Pupil & Staff Numbers/Hours - SEN

Any school catering for pupils with special educational needs within the School Development Zone hereby approved shall:

- o have no more than 115 pupils registered to attend at any one time unless otherwise agreed in writing by the Local Planning Authority
- o have no more than 60 FTE staff employed at any one time unless otherwise agreed in writing by the Local Planning Authority

- o be open between the hours of 08:00am and 10:00pm only

Reason: To ensure that the Development is carried out in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development and to safeguard neighbour amenity

U07934 Student & Staff Numbers/Hours - College

Buildings within the College Development Zone, with the exception of the Sports Centre building, hereby approved shall collectively:

- o have no more than 3,000 FTE day time students registered to attend at any one time unless otherwise agreed in writing by the Local Planning Authority
- o have no more than 500 evening time students unless otherwise agreed in writing by the Local Planning Authority
- o have no more than 300 FTE staff employed at any one time unless otherwise agreed in writing by the Local Planning Authority
- o be open between the hours of 08:00am and 06:00pm only for day time students and
- o be open between the hours of 06:00pm and 10:00pm only for evening time students

Reason: To ensure that the Development is carried out in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development and to safeguard neighbour amenity

U07935 Hours - Sports Centre

The Sports Centre building hereby approved shall not be open other than between the hours of 07:00am and 10:00pm on any day.

Reason: To ensure that the Development is carried out in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development and to safeguard neighbour amenity

U07936 Hours - College Playing Fields

No pitch within the College Playing Fields Development Zone shall be available for use between the hours of 10.00pm and 9.00am.

Reason: To ensure that the Development is carried out in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development and to safeguard neighbour amenity

U07937 Hours - School MUGAs

No MUGA within the School Development Zone shall be available for use between the hours of 10:00pm and 08:00am.

REASON: To safeguard neighbouring amenity of existing and future residents.

U07938 Restriction-Alt's/Ext-Appear'

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to any dwellinghouse within the Residential Outline Development Zone shown on approved drawing no: PL03.

REASON: To safeguard the appearance of the premises and the area generally and to safeguard the amenities of the adjoining occupiers.

U07939 Restriction - Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land within the curtilage of a dwellinghouse within the Residential Outline Development Zone shown on approved drawing no: PL03.

REASON: To safeguard the appearance of the premises and the area generally and to safeguard the amenities of the adjoining occupiers

U07940 Rooftop Plant & Projections

No building within a Development Zone shall have Rooftop Plant or/and Projections positioned within 4m of the edge of any roof unless the Rooftop Plant or/and Projections is/are not higher than the top of the raised parapet wall to that roof.

REASON: To safeguard the appearance of the building and the area generally

U07941 External Illumination of buildings

No building within a Development Zone shall be externally illuminated other than in accordance with details giving the design, method and intensity of any such external illumination which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development on any part of a particular building in that Development Zone.

REASON: To protect/safeguard the amenities of the locality.

U07942 Refuse Storage

No refuse or waste material of any description shall be left or stored anywhere on the College Site other than within a building or refuse enclosure, except on waste collection days.

REASON: To safeguard the appearance of the property and the amenities of the area

U07943 Ecological Enhancement Measures

That as part of development hereby approved bat and bird boxes, stag beetle loggeries, green corridors, brown and green roofs, green fences and other ecological enhancements shall be installed in accordance with details to be submitted to and approved in writing by the Local Planning Authority; such details to show the number, type and location of the boxes. These measures shall be installed prior to the occupation of more than 50 flats in the Residential Development Zone hereby approved.

REASON: To preserve and enhance nature conservation interests in the area.

U07944 Bat Measures - As Applied Ecology Report

In respect of each Development Zone, all recommendations set out on page 15 of the Applied Ecology Baseline Ecology Survey Report (October 2014) which relate to that particular Development Zone shall be implemented in full prior to the occupation or use of any buildings, dwellings or pitches, with the exception of the Sports centre building, within a Development Zone.

REASON: To preserve and enhance nature conservation interest in the site and area in general

U07945 Solar Glare - A316

In respect to the College Development Zone and Tech-Hub Development Zone, a solar glare study for the relevant Development Zone shall be submitted to and approved in writing by the Local Planning Authority. The study shall identify, where necessary, areas of glazing to be fitted with solar absorbent glass and/or other mitigation measures and be accompanied by details/samples of such glass and other facing materials, including information on their specular reflectances, and thereafter implemented in accordance with the approved details.

REASON: To safeguard car drivers from solar dazzle and other solar effects from the approved development in the interests of highway safety.

U07946 Shared changing rooms/equipment storage

Changing room facilities and sports equipment storage shall be provided within the Sports Centre building and be made available to users of both the pitches within the College Playing Fields Development Zone and the Sports centre building within the College Development Zone.

REASON: To provide a suitable standard of replacement sports provision on the College site.

U07947 Retractable netting - use limitations

Any retractable netting within the College Playing Fields Development Zone shall be kept below a height of 3m except when the Artificial Grass Pitch is in use for games, practice or training purposes.

REASON: To safeguard the appearance and character of the metropolitan open land and the visual amenities of occupants of neighbouring residential properties.

U07948 No service vehicles/HGVs - Egerton Road

No service vehicles or HGVs shall access or egress the College site via Egerton Road or Craneford Way.

REASON: To safeguard the amenities of occupants of neighbouring residential properties and in the interests of highway safety.

U07949 River Crane - Buffer Zone -Playing Field

Prior to the commencement of development within the College Playing Fields Development Zone a scheme for the provision and management of at least an 8m wide buffer zone (unless otherwise agreed in writing by the Local Planning Authority) alongside the northern bank of the River Crane shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing by the Local Planning Authority. The buffer zone scheme shall be free from built development including fencing, lighting and formal landscaping. The details shall include:

- a) plans showing the extent and layout of the buffer zone
- b) details of the proposed planting scheme
- c) details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan

Reason: To ensure the development conserves and enhances the natural and local environment by minimising impacts on biodiversity in accordance with paras 109 and 118 of the NPPF, local planning policy and Art 10 of the Habitats Directive.

U07950 Drainage

No construction works within a particular Development Zone shall commence until details of drainage for that development zone have been submitted to and approved in writing by the Local Planning Authority, such details to be adhered to throughout construction. REASON: To ensure suitable infrastructure is provided to serve the development.

U07951 Floor levels - Flood risk - Residential

Floor levels to buildings within the Residential Development Zone hereby approved shall be set no lower than 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year and in accordance with details that show finished floor levels relative to the known or modelled flood levels. All levels should be stated in relation to Ordnance Datum.
Reason: To mitigate flood risk.

U07952 Flood proofing - Residential

No building within the Residential Development Zone hereby approved shall be occupied until flood proofing/ resilience and resistance techniques have been incorporated, where appropriate, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, such details to adhere to 'Improving the flood performance of new buildings' CLG (2007),
Reason: To mitigate flood risk.

U07953 BREEAM - Very Good - Schools

The development in respect of the School Development Zone shall achieve a BREEAM Rating Very Good in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

- a) In respect of each building or Development Zone, prior to work starting on site, a pre-assessment report should be submitted to demonstrate how the site will achieve the required BREEAM rating.
- b) Within 3 months of work starting on site, unless otherwise agreed in writing, a BREEAM Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), must be submitted to the Local Planning Authority to show that the required minimum rating will be achieved.
- c) Within 3 months of first occupation of the building, unless otherwise agreed in writing, a BREEAM Final (Post-Construction) Certificate, issued by the BRE, must be submitted to the Local Planning Authority to demonstrate that a 'Very Good' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U07954 BREEAM - Excellent - College

The development in respect of the College Development Zone shall achieve BREEAM Rating Excellent For Further Education in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

a) In respect of each building or Development Zone, prior to work starting on site, a pre-assessment report should be submitted to demonstrate how the site will achieve the required BREEAM rating.

b) Within 3 months of work starting on site, unless otherwise agreed in writing, a BREEAM Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), must be submitted to the Local Planning Authority to show that the required minimum rating will be achieved.

c) Within 3 months of first occupation of the building, unless otherwise agreed in writing, a BREEAM Final (Post-Construction) Certificate, issued by the BRE, must be submitted to the Local Planning Authority to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U07955 BREEAM - Excellent - Tech Hub

The development in respect of the Tech-Hub Development Zone shall achieve BREEAM Rating Excellent in accordance with the terms of the application & the requirements of the BREEAM Guide (or such national measure of sustainability for design that replaces that scheme).

a) In respect of each building or Development Zone, prior to work starting on site, a pre-assessment report should be submitted to demonstrate how the site will achieve the required BREEAM rating.

b) Within 3 months of work starting on site, unless otherwise agreed in writing, a BREEAM Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE), must be submitted to the Local Planning Authority to show that the required minimum rating will be achieved.

c) Within 3 months of first occupation of the building, unless otherwise agreed in writing, a BREEAM Final (Post-Construction) Certificate, issued by the BRE, must be submitted to the Local Planning Authority to demonstrate that an 'Excellent' rating has been achieved. All the measures integrated shall be retained for as long as the development is in existence.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U07956 Climate Change Adaptation - 35% CO2

The development as a whole shall incorporate climate change adaptation measures, including passive design features and demand reduction measures and the use of low and zero carbon technologies to ensure that a 35% reduction in regulated carbon emissions is achieved when compared to a building regulations 2013 compliant development. Features to include low-energy lighting, mechanical ventilation with heat recovery, high levels of insulation, low water use sanitary-ware and fittings, in accordance with details to be submitted to and approved in writing by the Local Planning Authority and retained in situ thereafter.

a. In respect of each Development Zone, unless otherwise agreed by the planning authority; each development zone shall incorporate efficient design, demand reduction

and low carbon and renewable technologies to achieve a minimum 35% reduction in line with the development wide target and at least a 20% contribution to total energy demand within that Development Zone through low carbon decentralized heat and energy networks, or renewable energy sources. Where this is not the case the energy strategy should identify the Development Zone in which the shortfall will be made up and the target for that Development Zone be adjusted accordingly in accordance with detail to be submitted to and agreed in writing by the Local Planning Authority.

b. With respect to individual buildings within the Residential Development Zone, all residential units will achieve a minimum 19% reduction in DER/TER as determined by SAP 2012.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U07957 Sustainability Statements

In respect of each Development Zone, no development shall be commenced on a building within that Development Zone until a sustainability statement for that building or Development Zone, as a whole, has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved documents.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U07958 Energy Statements

In respect of each Development Zone, no development shall be commenced on a building within that Development Zone until an energy statement for that building or Development Zone, as a whole, which demonstrates achievement of the provision of condition U07956 and in line with the Site wide energy strategy approved under condition U08044, has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved documents.

REASON: In the interests of promoting sustainable forms of developments and to meet the terms of the application.

U07959 Water Efficiency

All new homes shall meet the water consumption target of 105 litres per person per day as determined by the National Calculation Method prescribed by Approved Document G of the Building Regulations 2013 (or any subsequent amendment) .

Reason : To accord with policy DM SD 9 of the Development Management Plan 2011

U07960 Inclusive Access Strategy

Prior to the commencement of use of a building within a Development Zone hereby approved, an Inclusive Access Strategy for that Development Zone and/or building(s) shall be submitted to and agreed with the Local Planning Authority. The approved strategy shall be implemented as part of the development and at all times thereafter.

REASON: To ensure provision of inclusive access.

U07961 Access via A316

Vehicular, pedestrian and cycle access/egress to/from buildings, roads, parking and servicing areas within the College Development Zone, Tech Hub Development Zone and Residential Development Zone shall be provided at all times via the A316 and

Langhorne Drive and vehicular access/egress to the College Site shall at no time be permissible to/from Egerton Road and Craneford Way to any Development Zone other than the Schools Development Zone except in cases of emergency.

REASON: To ensure the provision of a satisfactory, convenient and safe form of development and to minimise the impact of the redevelopment on local road conditions and residents living in the Heatham Estate.

U07962 Non-Gated Development - Residential

Non-gated pedestrian and cycle access points to and across the Residential Development Zone shall be provided from Egerton Road, Marsh Farm Lane and Craneford Way in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall remain in situ thereafter.

REASON: To encourage the integration of the new residential area within the existing neighbourhood and maximise the benefit of improved pedestrian/cycle connections to the town centre.

U07963 People with disabilities - Non-residenti

In respect of each Development Zone, or phase thereof, provision of designated drop-off points and parking for users with disabilities shall be made in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show size, position, surface treatment and method of delineation and signing of such spaces, and these spaces shall at no time be used for any other purpose.

REASON: To ensure the provision of as satisfactory and convenient form of development for people with disabilities.

U07964 People with disabilities - Parking

Unless otherwise agreed in writing by the Local Planning Authority, the number of vehicle parking spaces for people with disabilities for each Development Zone shall be as set out below:

| Development Zone | Parking Spaces |
|-------------------------|-----------------------|
| Schools | 4 |
| College | 8 (shared) |
| College (Sports Hall) | 8 (shared) |
| College Playing Fields | 8 (shared) |
| Tech-Hub | 1 |
| Residential | 18 |

The spaces shall be provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the size, position, surface treatment, and method of delineation and marking/signing of such spaces. These spaces shall at no time be used other than by occupiers of the dwellings identified for wheelchair housing pursuant to conditions U08029 and U08031 f) part c) in the Residential Development Zone or staff/students/visitors to buildings within the other Development Zones.

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities

U07965 Access for disabled people

Before the development hereby permitted is commenced in a particular Development Zone, or phase thereof, a scheme indicating the provision to be made for disabled people to gain access across the Development Zone, or phase thereof, and within

buildings therein shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted in that Development Zone is brought into use.

REASON: To ensure the provision of a satisfactory and convenient form of development for people with disabilities.

U07966 Dustbin enclosure required

In respect of each Development Zone, none of the buildings within a particular Development Zone, or phase thereof, shall be occupied until appropriate refuse and recycling enclosures have been provided for that particular building in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the siting, size, design/materials and, where appropriate, signage thereof.

REASON: To safeguard the appearance of the property and the amenities of the area.

U07967 Car park management plan

A car park management scheme/plan for each Development Zone, or phase thereof, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of a building within that Development Zone, or phase thereof. The scheme approved by the local planning authority shall be implemented at all times in accordance with the approved details. The scheme submitted shall have taken account of the different highway conditions encountered on Harlequins Match/Event Days, RFU Match/Event Days and non-match/event days and shall include hours of use, times, parking arrangement for pick up and drop up (including taxis) and staff/resident responsibilities in connection with the enforcement of the management plan.

The scheme approved by the Local Planning Authority shall be implemented at all times in accordance with the approved details.

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

U07968 Servicing/Delivery Plan

Prior to the occupation/use of any building within a particular Development Zone, or phase thereof, a delivery and servicing management plan, including vehicle tracking, for that Development Zone, or phase thereof, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme approved by the Local Planning Authority shall be implemented at all times in accordance with the approved details. The strategy submitted shall have taken account of the different highway conditions encountered on Harlequins Match/Event Days, RFU Match/Event Days and non-match/event days and include detailing management of deliveries to and throughout the Development Zone, emergency access throughout the Development Zone, collection of waste and recyclables, times of deliveries and collection, use of vehicle booking systems, scheduling of deliveries outside peak hours, informing suppliers of delivery locations, use of supply chain operations, use of operators who can demonstrate best practice such as FORS and who promote more sustainable deliveries, silent reversing methods/location of loading bays and vehicle movement and staff/resident responsibilities in connection with the enforcement of the management plan.

The scheme approved by the Local Planning Authority shall be implemented at all times in accordance with the approved details.

Reason: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

U07969 Coach management plan

Prior to the occupation/use of any building within the Schools Development Zone, a coach/minibus management plan shall be submitted to and agreed in writing by the Local Planning Authority. The Plan shall include frequency of use, times, size of vehicles, tracking diagrams, parking arrangement for pick up and drop up, routes to and from the site and staff responsibilities in connection with the enforcement of the coach and minibus management plan.

The scheme approved by the Local Planning Authority shall be implemented at all times in accordance with the approved details.

Reason: To ensure a safe and convenient form of development with limited impact on local roads and to safeguard the amenities of nearby occupiers and the area generally.

U07970 Service Area - Turning/Loading/Unloading

No building/dwelling within a particular Development Zone, or phase thereof, shall be occupied until a service area and associated facilities have been provided within that Development Zone, or phase thereof, for the loading/unloading/turning of service vehicles and cars in accordance with drawings submitted to and approved in writing by the Local Planning Authority pursuant to condition no U07999 attached to this decision notice and the areas so provided shall at no time be used for any other purpose.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

U07971 Servicing

No loading and unloading of goods and refuse from/to a vehicle serving a building within a particular Development Zone, with the exception of the Residential Development Zone, shall take place other than within that building's designated service area or shared service area in the case of the college and school buildings unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area.

U07972 Highway sight lines - Pedestrian

Notwithstanding the provisions of the Town and Country Planning General Development Orders 2015, no wall, fence, hedge or other obstruction to visibility shall at any time exceed a height of 0.6m above ground level, as agreed by the Local Planning Authority: one area on each side of any proposed access, defined by:

- i. A road/highway boundary.
- ii. The edge of a vehicular access.
- iii. A line joining a point 2.4m from the intersection of the highway boundary, with a point 2.1m from that intersection measured along the edge of the proposed access.

REASON: To provide a suitable standard of visibility to and from the highway so that the use of the access does not prejudice the safety of pedestrians in the vicinity of the access.

U07973 Podium Parking

Notwithstanding part 4.6 of the Design Code, no wall and/or roof to any part of the Car Parking Podium shall be closer than 5m to a dwelling unit within the Residential Development Zone where that dwelling requires private amenity space facing the Car Parking Podium or an aspect in this direction

REASON: To safeguard future resident amenity and to ensure a development which accords with adopted residential design standards

U07974 Marsh Farm Lane

No development shall take place in the College Development Zone and Tech-Hub Development Zone until details of the pedestrian/cycle route and internal vehicular access road, in part, to run alongside the western boundary of the College Site and the Tech-hub Development Zone have been submitted to and agreed in writing by the Local Planning Authority, the route to include a barrier to prevent vehicles, other than emergency vehicles, gaining access to/egress from Craneford Way. The route shall be constructed in accordance with the approved details and the barrier retained in situ thereafter and maintained in a working order to the satisfaction of the Local Planning Authority.

REASON: In the interests of highway and public safety and to safeguard neighbouring amenity

U07975 No Vehicular Access

Marsh Farm Lane shall provide no access to and from Craneford Way other than for pedestrians and cyclists and emergency vehicles.

REASON: In the interests of highway safety and to safeguard neighbouring amenity.

U07976 No vehicle access/park'g - Playing Field

No cars or other vehicles shall be permitted to access or park within the College Playing Fields Development Zone other than for the purposes of maintenance and emergency related to that Development Zone and the River Crane.

REASON: To safeguard the appearance of the Metropolitan Open Land and in the interests of public safety and neighbouring amenity.

U07977 Safety Audit - Stage 2

A Stage 2 Safety Audit shall be carried out on the new vehicular access arrangements to the site, the Chertsey Road (A316)/Langhorne Drive signalised junction works, the alterations to the A316 footbridge and the new at-grade crossing for pedestrians/cyclists once the further detailed design drawings have been submitted to the Local Planning Authority and any measures recommended in the Audit that are agreed by the Local Planning Authority shall be carried out to the satisfaction of the Local Planning Authority in consultation with Transport for London.

REASON: To ensure that all access points provided into the site are safe for site and highway users in accordance with Policies 6.3 and 6.10 of the London Plan

U07978 Cycle/Scooter Parking Review-Sec. School

With respect to the School Development Zones, prior to the start of the academic year each September up to 2021/22:

1. The cycle / scooter parking provision on site shall be reviewed to reflect any increase in cycling to and from the school as a result of the increase/change in pupils and the impact of the School Travel Plan and;
2. Details of the increased cycle / scooter storage provision shall be submitted to and approved in writing by the Local Planning Authority to respond to any increase and;
3. The approved details shall be installed at the school(s).

REASON: To encourage sustainable modes of transport.

U07979 Cycle/Scooter Parking Review - College

With respect to the College Development Zones, prior to the start of the academic year each September up to 2021/22:

1. The cycle / scooter parking provision on site shall be reviewed to reflect any increase in cycling to and from the school as a result of the increase/change in students and the impact of the College Travel Plan and;
2. Details of the increased cycle / scooter storage provision shall be submitted to and approved in writing by the Local Planning Authority to respond to any increase and;
3. The approved details shall be installed at the school(s).

REASON: To encourage sustainable modes of transport.

U07980 Junction details

No development within a Development Zone, except for demolition works or Advance Infrastructure and Enabling Works, shall commence until details of the road, footway, footpath and cycleway layout relevant to that Development Zone have been submitted to and approved in writing by the Local Planning Authority. The submitted detail to show alignment, widths, surfacing arrangements, forward visibility sight lines and vision splays, speed restraint measures, gradients, street lighting and drainage. The Development Zone shall be implemented in accordance with the approved details for that Development Zone and no residential unit shall be occupied until the approved roads, footways, footpaths and cycleways that provide access to it have been constructed and made available for use.

REASON: To ensure interests of public safety are safeguarded

U07981 Closure of Access

Prior to commencement of development within the Residential Development Zone, the existing vehicular access point to the College Site from Craneford Way and the southernmost existing vehicular access point to the College Site from Egerton Road shall both have been closed in accordance with drawings nos: 30713/AC/041 and 30713/AC/042 hereby approved.

REASON: To safeguard pedestrian and cycle safety and the amenities of residents and the area in general.

U07982 Air Quality Assessment

No development shall commence within the College Development Zone until air quality monitoring and assessment has been completed and the findings reported as part of a low emissions strategy for a building(s) within that Development Zone has been submitted to and approved in writing by the Local Planning Authority, the low emissions strategy to include the installation of ultra-low NOx boilers (<40 mg/kWh) throughout all Development Zones. The MEP specification shall include the requirement for 12 months NO2 diffusion tube monitoring (2 or 3 locations on the building façades facing Chertsey Road) to be carried out prior to the occupation of the buildings unless otherwise agreed in writing by the Local Planning Authority.

REASON: To mitigate air pollution impacts on the development from the heavily trafficked A316

U07983 Air Quality - A316 Screen

A wide green screen/landscape area shall be provided along the length of the Chertsey Road site boundary as indicated in diagram 2.2.3 of the Design Code and in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The screen shall be planted in the first planting season after occupation of the building within College Building Zone 1.

REASON: To mitigate air pollution impacts on the development from the heavily trafficked A316

U07984 Ventilation

No development shall commence on a building within a Development Zone until a ventilation strategy for that building(s) within that Development Zone has been submitted to and approved in writing by the Local Planning Authority. The ventilation strategy for the College Development Zone shall include sealed windows to habitable rooms on the Chertsey Road elevations and a MVHR scheme to provide fresh air ventilation to the building, the supply to be provided from the southern side of the building at high (roof) level. The approved mitigation scheme shall be implemented in its entirety before relevant buildings are occupied.

REASON: To mitigate air pollution impacts on the development from the heavily trafficked A316.

U07985 Internal Noise Protection Scheme - Resi

Before the commencement of development within the Residential Development Zone, or phase thereof, a scheme to protect the building envelope of the residential units shall be submitted to and approved in writing by the local planning authority. The scheme shall provide sound attenuation against externally generated (transportation) noise sources including road, rail, aircraft, so as to achieve the internal ambient noise levels detailed in Table 1 below. The measured or calculated noise levels shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied and shall thereafter be retained as approved.

Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole house ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).

Table 1 - Internal Ambient Noise Levels for Dwellings

| Situation | Location | 07:00 - 23:00 hrs. | 23:00 - 07:00 hrs. |
|----------------------------|------------------|---------------------|---|
| Resting | Living room | 35 dB LAeq, 16 hour | - |
| Dining | Dining room/area | 40 dB LAeq, 16 hour | - |
| Sleeping (Daytime Resting) | Bedroom | 35 dB LAeq, 16 hour | 30 dB LAeq, 8 hour |
| Sleeping | Bedroom | - | 45 dB LAMax (several times in any one hour) |

REASON: To ensure that the proposed development provides a satisfactory level of noise protection to internal rooms within buildings within the Residential Development Zone for the benefit of future occupants

U07986 External Amenity Space Noise Protection

The design and layout of buildings within the Residential Development Zone shall be constructed so as to protect amenity spaces (including gardens, balconies and terraces) against externally generated transportation noise sources including road, rail and aircraft, so as to achieve 50dB(A) LAeq,16 hours with a maximum limit of 55dB(A) LAeq,16hour. Any works which form part of the scheme shall be completed in accordance with the approved details before the dwellings are occupied and shall thereafter be retained as approved.

Where the above limit levels shall be exceeded, such as may be the case in certain urban areas adjoining strategic transport networks, elevated noise levels may be considered if there are other factors, such as efficient use of land resources to ensure development needs can be met. In such cases development must be designed to achieve the lowest practicable levels in these external amenity spaces.

Other locations, such as balconies, roof gardens, and terraces, shall also comply with the required amenity standard above. Where it is predicted that amenity noise levels will exceed the required standard then alternative design including winter gardens shall be considered.

REASON: To ensure that the proposed development provides a satisfactory level of noise protection to external amenity spaces to be used by the future occupiers of the buildings within the Residential Development Zone

U07987 Internal Noise Protection Scheme School

a) Before the occupation of the school and college units to which the application refers a scheme to protect the building envelope of said units shall be submitted to and approved in writing by the local planning authority. The scheme shall provide sound attenuation against externally generated (transportation) noise sources including road, rail, aircraft, so as to achieve the internal ambient noise levels detailed in Acoustic design of schools: performance standards Building bulletin 93 February 2015. Any works which form part of the scheme shall be completed in accordance with the approved details before the school is occupied and shall thereafter be retained as approved. Internal noise levels should be achieved with windows open for rapid ventilation purposes. Where this cannot be achieved alternative means of ventilation and cooling will be required. Where whole building ventilation is provided then acoustically treated inlets and outlets should ideally be located away from the façade(s) most exposed to noise (and any local sources of air pollution).

b) A commissioning acoustic test and report shall be undertaken before the occupation of the building in order to demonstrate that part (a) above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

Note: Where existing air quality is above guideline levels mechanical ventilation and sealed windows will be required

REASON: To ensure that the environmental conditions on site are appropriate for the intended College and School uses.

U07988 Mechanical Services - Noise Control

a) Before any mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant is used within a building within a particular Development Zone, a scheme for that building shall be submitted to and approved in writing by the local planning authority which demonstrates that the following noise design requirements can be complied with and shall thereafter be retained as approved

b) The cumulative measured or calculated rating level of noise emitted from the mechanical services plant including heating, ventilation and air conditioning (HVAC) and kitchen extraction plant shall be 5dB(A) below the existing background noise level, at all times that the mechanical system etc operates. The measured or calculated noise levels shall be determined at the boundary of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, and in accordance to the latest British Standard 4142; An alternative position for assessment/measurement may be used to allow ease of access, this must be shown

on a map and noise propagation calculations detailed to show how the design criteria is achieved.

c) The plant shall be isolated on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

d) A commissioning acoustic test and report shall be undertaken within 2 weeks of mechanical services commissioning, in order to demonstrate that part (b) above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the residential amenities of existing neighbours and future occupants of dwellings within the Residential Development Zone are safeguarded. To ensure that the environmental conditions on site are appropriate for the intended College and School uses.

U07989 MUGA - School - Noise Control

a) Prior to construction of any Sports playing facilities or MUGA within the School Development Zone, a scheme to protect noise sensitive premises against noise generated from the use of the Sports Pitches and Multi Use Games Area (MUGA) shall be submitted to and approved by the Local Planning Authority. The scheme shall demonstrate compliance with the requirements of part b below. Any works which form part of the scheme shall be completed in accordance with the approved details before the first use of the proposed development.

b) The equivalent continuous sound Level LAeq,T emitted from the use of the Sports Pitches and Multi Use Games Area (MUGA) to which the application refers, shall be no greater than 55dB(A) LAeq,30mins at all times that the Sports Pitches and MUGA's are in use. The measured noise level shall be determined 3.5m from the facade of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, or measured elsewhere and calculated to said position. (this must be shown on a map and noise propagation calculations detailed to show how the design limit is achieved.) ISO 1996-1 'Acoustics - Description and assessment of environmental noise - Part 1: Basic quantities and assessment procedures.' dated 2003 must be applied to the assessment and include an additional +5 to +10dB character penalty applied.

c) A commissioning acoustic test and report shall be undertaken before the first use of the development in order to demonstrate that part b) above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority. If measured levels are above those required by the proposed condition, further mitigation in terms of activity restriction may be imposed.

REASON: To ensure that the residential amenities of existing neighbours and future occupants of dwellings within the Residential Development Zone are safeguarded.

U07990 AGP - College - Noise Control

a) Prior to construction of any Sports playing facilities or MUGA within the College Playing Field Development Zone, a scheme to protect noise sensitive premises against noise generated from the use of the Sports Pitches and Multi Use Games Area (MUGA) shall be submitted to and approved by the Local Planning Authority. The scheme shall demonstrate compliance with the requirements of part b below. Any works which form part of the scheme shall be completed in accordance with the approved details before the first use of the proposed development.

b) The equivalent continuous sound Level LAeq,T emitted from the use of the Sports Pitches and Multi Use Games Area (MUGA) to which the application refers, shall be no greater than 55dB(A) LAeq,30mins at all times that the Sports Pitches and MUGA's are in use. The measured noise level shall be determined 3.5m from the facade of the nearest ground floor noise sensitive premises or 1 meter from the facade of the nearest first floor (or higher) noise sensitive premises, or measured elsewhere and calculated to said position. (this must be shown on a map and noise propagation

calculations detailed to show how the design limit is achieved.) ISO 1996-1 'Acoustics - Description and assessment of environmental noise - Part 1: Basic quantities and assessment procedures.' dated 2003 must be applied to the assessment and include an additional +5 to +10dB character penalty applied.

c) A commissioning acoustic test and report shall be undertaken before the first use of the development in order to demonstrate that part (b) above has been achieved. The results of the test shall be submitted to and approved in writing by the Local Planning Authority. If measured levels are above those required by the proposed condition, further mitigation in terms of activity restriction may be imposed.

REASON: To ensure that the residential amenities of existing neighbours and future occupants of dwellings within the Residential Development Zone are safeguarded.

U07991 Noise Impact - Increased Traffic

Prior to the first use of the site a noise impact assessment of the cumulative impact from vehicles, including delivery and servicing vehicles accessing/egressing the proposed development shall be submitted to and approved by the local planning authority.

The assessment must consider the advice contained in the Guidelines for Noise Impact Assessment 2014 produced by the Institute of Environmental Management and Assessment (IEMA). If the outcome of the assessment is greater than "slight" this would be considered as a significant adverse impact and further mitigation measures would be required.

REASON: To ensure that the residential amenities of existing neighbours and future occupants of dwellings within the Residential Development Zone are safeguarded. To ensure that the environmental conditions on site are appropriate for the intended College and School uses.

U07992 Kitchen Extract System - Schools - Odour

With respect to the Schools Development Zone, prior to the first use of the kitchen/premises to a building within this particular Development Zone, details of a scheme for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the kitchen/premises and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.

The scheme shall apply the risk assessment approach outlined within the DEFRA: Control of Odour and Noise from Commercial Kitchen Systems 2004 and the odour abatement measures corresponding to the outcome of the risk assessment shall be installed. Low level stack discharge will generally not be acceptable, the termination height shall be 1m above roof top.

Guidance produced by DEFRA: Control of Odour and Noise from Commercial Kitchen Systems 2004. The document can be downloaded from the DEFRA website <http://www.defra.gov.uk/publications/files/pb10527-kitchen-exhaust-0105.pdf>

Further guidance produced by LBRuT can be downloaded. http://www.richmond.gov.uk/planning_guidancefor_food_and_drink_establishments.pdf

REASON: To ensure odours are satisfactorily dispersed and that the residential amenities of existing neighbours and future occupants of dwellings within the Residential Development Zone are safeguarded

U07993 Kitchen Extract System - College - Odour

With respect to the College Development Zone, prior to the first use of the kitchen/premises to a building within this particular Development Zone, details of a scheme for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises shall be submitted to and approved in writing by the local planning authority. Any equipment, plant or process approved pursuant to such details shall be installed prior to the first use of the kitchen/premises and shall be operated and retained in accordance with the approved details and operated in accordance with manufacturer's instructions.

The scheme shall apply the risk assessment approach outlined within the DEFRA: Control of Odour and Noise from Commercial Kitchen Systems 2004 and the odour abatement measures corresponding to the outcome of the risk assessment shall be installed. Low level stack discharge will generally not be acceptable, the termination height shall be 1m above roof top.

Guidance produced by DEFRA: Control of Odour and Noise from Commercial Kitchen Systems 2004. The document can be downloaded from the DEFRA website <http://www.defra.gov.uk/publications/files/pb10527-kitchen-exhaust-0105.pdf>

Further guidance produced by LBRuT can be downloaded. http://www.richmond.gov.uk/planning_guidancefor_food_and_drink_establishments.pdf

REASON: To ensure odours are satisfactorily dispersed and that the residential amenities of existing neighbours and future occupants of dwellings within the Residential Development Zone are safeguarded

U07994 Outline - Material Start

The development hereby permitted in a particular Development Zone shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of the final approval of the last of the reserved matters for that Development Zone, whichever is the later.

REASON: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U07995 Outline - Submission of RMs

All applications for the approval of Reserved Matters in the Development Zones, or phases thereof, hereby approved shall be made to the Local Planning Authority no later than within 3 years of the date of this permission.

REASON: To conform with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

U07996 Phasing Condition

The development shall be constructed in accordance with the Phasing Programme for the College Site as identified in principle in the Development Specification, further details for a particular Development Zone to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development in that Development Zone (excluding demolition works and Advance Infrastructure and Enabling Works for the School Development Zone).

REASON: To comply with the terms of the permission sought, to ensure the safe and continual operation of the existing College and new Schools and to ensure that the

Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development.

U07997 CIL - Phasing

Prior to the commencement of work within any Development Zone, or phase thereof, 21 days written notice shall be given to the Local Planning Authority for the purposes of issuing a CIL liability notice.

REASON: CIL is to be calculated at the Reserved Matters Stage for each Development Zone, or phase thereof.

U07998 Gradients of Ramps

The gradient of any ramp shall not exceed 1 in 10 and for the first 5m from the edge of the carriageway of the adjoining highway, shall not exceed 1 in 25.

REASON: In the interests of highway safety.

U07999 Approved Drawings

The development hereby permitted shall not be carried out unless in accordance with the approved Parameter Plans and documents, listed below, unless otherwise agreed in writing by the Local Planning Authority.

Parameter Plans:- PL01, PL02, PL03, PL09, PL16 received on 28 August 2015, PL04 Rev A, PL05 Rev B, PL06 Rev A, PL07 Rev A, PL08 Rev A, PL10 Rev A, PL11 Rev A, PL12 Rev A, PL13 Rev A, PL14 Rev A and PL15 Rev A received on 13 January 2016

Development Specification prepared by CGMS received on 5 February 2016

Design Code Rev B prepared by HOK received on 3 March 2016

Detailed access drawings nos.: 30713/AC/40, 30713/AC/41 and 30713/AC/42 received on 28 August 2015, 30713/AC/038 Rev C received on 16 January 2016, Stage 1 Road Safety Audit received on 14 December 2015

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development.

U08000 Gross Floorspace

Unless otherwise agreed in writing by the Local Planning Authority, the total quantum of built floorspace for each Development Zone shown on approved drawing no: PL03 shall be within the minimum and maximum levels as set out below:

| Development Zone | Use Class | Minimum Floor Space* | Maximum Floor Space* |
|-------------------------|------------------|-----------------------------|-----------------------------|
| Schools | D1 | 7,000 | 11,000 |
| College | D1 | 18,700 | 22,100 |
| College (Sports Centre) | D2 | 2,900 | 3,900 |
| College Playing Fields | D1 | 0 | 0 |
| Tech-Hub | B1 | 1,200 | 1,700 |
| Residential | C3 | N/A | 22,250 |
| Total | | | 60,950 |

* Floor space figures are Gross External Area(GEA)/sqm

Reason: To ensure that the Development is carried out in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development

keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development.

U08001 Building heights

Unless otherwise agreed in writing by the Local Planning Authority, no part of a proposed building, with the exception of Rooftop Plant and Projections, within each Development Zone shall not be within the minimum and maximum storeys/metres above the relevant existing ground level as set out below:

| Development Zone | Building Height Zone | Minimum Height* | Maximum Height* | Maximum No. of Storeys |
|-------------------------|-----------------------------|------------------------|------------------------|-------------------------------|
| Schools | 5 | 11.50 | 14.50 | 3 |
| College | 9 | 19.95 | 19.95 | 5 |
| College | 8 | 13.00 | 19.00 | 5 |
| College Playing Fields | N/A | N/A | N/A | N/A |
| Tech-Hub | 7 | 8.00 | 15.00 | 3 |
| Residential | 1 | 0.00 | 3.00 | 1 |
| Residential | 2 | 5.00 | 6.00 | 3 |
| Residential | 3 | 6.00 | 10.00 | 3 |
| Residential | 4 | 10.00 | 13.00 | 4 |
| Residential | 6 | 10.00 | 16.00 | 5 |

* Heights indicated are measured in metres from a site AOD of 9.20m

Reason: To ensure that the Development is carried out in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development and to ensure that building heights do not exceed a maximum of five storeys in accordance with site's adopted planning brief.

U08002 Vehicle and Cycle Parking

Unless otherwise agreed in writing by the Local Planning Authority, the number of vehicle parking spaces (excluding coach/mini bus parking) and cycle parking spaces for each Development Zone shall be as set out below:

| Development Zone | Use | No. of Vehicle Parking Spaces | No. of Cycle Parking Spaces |
|-------------------------|------------|--------------------------------------|--|
| Schools | D1 | 70 | 18 staff (long stay), 9 student (short stay), 94 students (long stay) |
| College | D1 | 150 (shared) | 75 staff (long stay), 150 students (long stay) 428 students (short stay) |
| College | D2 | 150 (shared) | 40 sports centre visitors (short stay) |
| College Playing Fields | D1 | 150 (shared) | No. TBA with LPA |
| Tech-Hub | B1 | 10 | 11 long stay, 4 short stay |
| Residential | C3 | 190 | 315 residents, 5 visitors |

The vehicle parking spaces provided in the Residential Development Zone shall only be made available to residents living within the development and no building/dwelling/flat within any particular Development Zone shall be used/occupied until the parking spaces

indicated in the above table for that particular Development Zone have been constructed to the satisfaction of the Local Planning Authority. In the event that the Residential Development Zone is constructed in 2 phases, no fewer than 95 car parking spaces and 150 cycle parking spaces shall be provided within the Residential Development Zone prior to the first occupation of a residential unit within that Development Zone and no more than 90 residential units can be occupied without further provision in accordance with the parking spaces indicated in the above table for that particular Development Zone.

The vehicle parking spaces provided within the College Development Zone shall be at all times made available for users of the 2 pitches within the College Playing Fields Development Zone and the users of the buildings within the College Development Zone in both the D1 Use Class and D2 Use Class.

Cycle parking facilities shall be provided within the College Playing Fields Development Zone in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason: (1) To ensure that the Development is carried out in accordance with the submitted Parameter Plans and other submitted details and to ensure the Development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the development. (2) To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highways and proposed access roads within the Development or the amenities of the area.

U08003 Coach/mini-bus parking - College

Details of mini-bus and coach parking arrangements for the College Development Zone shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development in that Development Zone

Reason: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highways and proposed access roads within the Development or the amenities of the area.

U08004 Coach/mini-bus parking - Schools

Details of mini-bus and coach parking arrangements for the Schools Development Zone shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development in that Development Zone.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highways and proposed access roads within the Development or the amenities of the area.

U08005 Electric vehicle charging points (EVCPs)

Unless otherwise agreed in writing by the Local Planning Authority, the development shall provide active electrical vehicle charging points (EVCPs) at no less than 20% of total parking provision and passive EVCPs at no less than 20% of total parking provision for all residential and business parking spaces. 8No. active EVCPs shall be provided within the College and/or Schools Development Zones.

Reason: To encourage the uptake of electrical vehicles and accord with the requirements of policy 6.13 of the London Plan.

U08006 Residential Mix

Unless otherwise agreed in writing by the Local Planning Authority, the unit mix for the Residential Development Zone shall be as set out below:

| Unit Types | Units Numbers | Percentage |
|----------------------|----------------------|-------------------|
| One Bed (2 person) | 45 | 25% |
| Two Bed (4 person) | 81 | 45% |
| Three Bed (5 Person) | 36 | 20% |
| Four Bed (6 Person) | 18 | 10% |

Reason: To ensure an appropriate mix of housing types dependent upon site context and public transport accessibility.

U08007 Residential - Children Playspace

No less than 640sqm of dedicated on-site play space shall be provided within the Residential Development Zone before the occupation of more than 90 residential units within that Development Zone.

REASON: To ensure that suitable provision of play space and incidental play opportunities for children throughout the development

U08008 Demolition Management Plan

In respect of each Development Zone (with the exception of the Schools Development Zone), or phase thereof, no construction works, demolition works or Advance Infrastructure and Enabling Works shall be undertaken in a particular Development Zone, or phase thereof, until a Demolition Management Plan for that particular Development Zone, or phase thereof, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, demolition works and Advance Infrastructure and Enabling Works may be undertaken prior to the submission or approval of Reserved Matters Applications.

REASON: In the interests of highway and pedestrian safety together with the amenity of the area and to allow for the submission and approval (and thereby implementation) of Demolition Works before reserved matters and pre-commencement conditions submission and approval.

U08009 Decanting Strategy

In respect of the College Development Zone, no demolition or construction works, shall be undertaken until a Decanting Strategy has been submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the continued operation of the College during the demolition and construction period.

U08010 Advanced Infrastructure & Enabling Work

In respect of each Development Zone, with the exception of the Schools Development Zone, no Advance Infrastructure and Enabling Works shall commence until details of the nature and extent of the works proposed for that development zone, or phase thereof, have been submitted and approved in writing by the Local Planning Authority. These details should include any sustainability measures such as details of renewable technology to be accommodated on site to power lighting, generators etc. The Advance Infrastructure and Enabling Works shall be carried out in accordance with those approved details. For the avoidance of doubt, any Advance Infrastructure and Enabling Works may be undertaken prior to the submission or approval of Reserved Matters Applications.

REASON: To allow for the submission and approval (and thereby implementation) of Advanced Infrastructure and Enabling Works before reserved matters and pre-commencement conditions submission and approval.

U08011 Construction Method Statement/Site Waste

In respect of each Development Zone, no development, excluding demolition work and Advance Infrastructure and Enabling Works in connection with the School Development Zone, shall take place in that particular Development Zone until a Construction Management Statement and Site Waste Management Plan for that particular Development Zone has been submitted to and approved in writing by the Local Planning Authority. The approved documents shall be adhered to throughout the construction period and shall include, but not be limited to, phased measures/information to provide for:

1. The size, number, routing and manoeuvring tracking of construction vehicles to and from the site, and holding areas for these on/off site;
2. The delivery days/times of materials, collection of waste (to avoid clashes with rugby games at Twickenham Stoop and RFU Stadium and peak times on A316)
3. Details and location of parking for site operatives and visitor vehicles (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
4. Details of site safety including circulation routes, segregation of students/pupils/pedestrians from construction vehicles, use of banksmen;
5. Details and location of crane positions and hoists, locations for loading/unloading/storage of plant and materials including the location of skips on the highway if required;
6. Details of any necessary suspension of pavement, road space, bus stops and/or parking bays;
7. Details of site security and establishment including siting of security hoardings (including decorative displays and facilities for public viewing), signage and the maintenance of such
8. Details of wheel washing facilities and vehicle cleaning measures
9. Details of a scheme for recycling/disposing of waste, including asbestos and hazardous materials, resulting from demolition and construction works (including excavation, location and emptying of skips);
10. Details of measures that will be applied to control the emission of noise, vibration and dust including hours of construction working. This should follow Best Practice detailed within BS5288:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites;
11. An Air Quality and Dust Management Plan/Strategy which demonstrates compliance with the guidance found in 'The Control Of Dust And Emissions From Construction And Demolition Best Practice' produced by the Greater London Authority (GLA)
https://www.london.gov.uk/sites/default/files/Dust%20and%20Emissions%20SPG%208%20July%202014_0.pdf
12. Details of any highway licenses and traffic orders that may be required (such as for licences for any structures / materials on the highway or pavement; or suspensions to allow the routing of construction vehicles to the site);
13. Details of the phasing programming and timing of works, including the decanting strategy for the College
14. Where applicable, the Construction Management Statement should be written in conjunction with the Arboricultural Method Statement, and in accordance with British Standard BS5837:2012 'Trees in relation to design, demolition and construction - recommendations', in particular section 5.5, 6.1, 6.2, 6.3 and 7;
15. A construction programme to be distributed to local residents including a 24 hour emergency contact number;
16. A construction staff travel plan including an explanatory statement of any mini bus measures proposed for the collection of site operatives

17. A construction site management plan (access for members of the public, external contractors, emergency evacuation procedures, location of toilet facilities for operatives)
18. 28 days advance notice of times and dates of crane rigging and de-rigging on site shall be given to the Council.

REASON: In the interests of ecology, highway and pedestrian safety together with the amenity of the area.

U08012 Construction Logistics Plan - TFL

Prior to the commencement of development in respect of a particular Development Zone, a construction logistics plan in line with London Freight Plan 2008 shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include phased drawings showing construction routes for plant and vehicles, traffic management layout and signage, analysis of access points to accommodate the swept paths of construction vehicles and utilise selected operators that are committed to best practice and are a member of Transport for London's Freight Operator Recognition Scheme (FORS).

REASON: To ensure that the scheme accords with TfL guidance 'Building a better future for freight: Construction Logistics Plans' and policy 6.14 Freight of the London Plan by improving the safety and reliability of deliveries to the site, reducing road congestion for buses and general traffic and minimising the environmental impact during construction.

U08013 No Work - Harlequins and RFU Match/Event

No construction work shall take place on the College Site on any Harlequins Match Day/Event Day or RFU Match Day/Event Day.

REASON - To safeguard local highway conditions and ensure crowd control and public safety is not prejudiced in the area.

U08014 Construction Vehicle Access

No construction vehicles to the College Site shall gain access from Egerton Road or Craneford Way unless otherwise agreed in writing by the Local Planning Authority.

REASON - To safeguard neighbouring amenity, local highway conditions and public safety in the area.

U08015 Construction and Environmental Management

Prior to the commencement of development in respect of a particular Development Zone, a Construction and Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction and Environmental Management Plan shall thereafter be adhered to throughout the demolition and construction period for that particular Development Zone, or phase thereof. The Construction and Environmental Management Plan shall address, but is not limited to, the following matters:

- a) pre-commencement checks/surveys for bats and other protected species and notable species, with subsequent mitigations as deemed appropriate
- b) further protected and notable species checks/surveys should demolition and/or construction works not take place until after the second anniversary of the date of approval of surveys submitted pursuant to a)
- c) appropriate working practices and safeguards for other wildlife, flora and fauna, and the River Crane that are to be employed whilst works take place on site

REASON: In the interests of ecology, highway and pedestrian safety together with the amenity of the area.

U08016 River Crane - No construction storage

No construction equipment (including cranes and hoists), construction cabins or materials shall be stored within 8m of the northern bank of the River Crane.

REASON: To protect the integrity of the river bank and provide a suitable ecological buffer between the compound and the river.

U08017 River Crane - Protective Fencing

No equipment, machinery or materials are to be brought onto land within the College Playing Fields Development Zone for the purpose of the development of any zone within the College Site until the northern bank to the River Crane has been protected by Harris fencing or other suitable means of enclosure in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the nature conservation value of the site and the adjacent River Crane.

U08018 Acoustic Screens

No works of construction or demolition or below ground works shall commence on site within a Development Zone until acoustic screens have been installed in that Development Zone, or such other Development Zone as considered necessary by the Local Planning Authority, in accordance with details to be submitted and approved by the Local Planning Authority. REASON: To safeguard the nature conservation value of the adjacent River Crane and the residential amenities of neighbouring properties.

U08019 Trees - Prohibited Activities

The following activities must not be carried out under any circumstances:

- a) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree or the northern bank of the River Crane
 - b) No works shall proceed until appropriate Tree Protection Barriers are in place, with the exception of initial tree works
 - c) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree
 - d) No mixing of cement or use of other materials or substances shall take place within a Root Protection Area (RPA), or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA
 - e) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.
- Reason: To ensure that trees are not damaged or otherwise adversely affected by building operations and soil compaction

U08020 Trees - Protective Fencing

In respect to each Development Zone, no works or development shall take place in a particular Development Zone, or phase thereof, until a scheme for the protection of the retained trees (section 7, BS5837, the Tree Protection Plan) has been agreed in writing with the LPA. This scheme shall include:

- a, a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

- b, the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule.
 - c, a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work.
 - d, the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).
 - e, the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
 - f, the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837).
 - g, the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837).
 - h, the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
 - i, the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction.
 - j, the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
 - k, the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
 - l, the timing of the various phases of the works or development in the context of the tree protection measures.
- Reason: To ensure that trees are not damaged or otherwise adversely affected by building operations and soil compaction.

U08021 Trees - Excavation

- A) All excavations in preparation of foundations, drainage, ducting, and all works or development within the Root Protection Area of (retained trees) shall be carried out in a manner to ensure that all major roots uncovered in excess of 25mm shall be retained, bridged around and treated in accordance with section 7.2 of BS5837 2012.
 - B) Roots with a diameter less than 25mm may be removed if necessary: this should be done in accordance with BS3998 2010 (Tree Work - Recommendations) and section 7.2.3 of BS5837 2012
 - C) Any tree root exposed which is in excess of 5cm in diameter shall be reported to the Council's tree officer within 48 hours of exposure in order that advice may be obtained with regard to adequate treatment.
 - D) Any exposed roots must be immediately wrapped or covered to prevent desiccation and to protect them from rapid temperature change. Wrapping must be removed prior to backfilling.
 - E) Backfilling should be undertaken in accordance with section 7.2.4 of BS5837 2012
- Reason: To ensure that trees are not damaged or otherwise adversely affected by the building operations.

U08022 Arborist Method Statement (inc. TPP)

In respect to each Development Zone, prior to the commencement of works within a particular Development Zone, or phase thereof, a scheme specific Arboricultural

Method Statement (AMS) shall be submitted to and agreed in writing by the Local Planning Authority: this is to include details of all special engineering within Root Protection Areas and other relevant construction details. The AMS shall include a Tree Protection Plan.

The Tree Protection Plan and Arboricultural Method Statement must be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of BS5837 2012 (Trees in relation to design, demolition and construction - recommendations)

- a) Be written in conjunction with the contractors individual Method Statement for construction, any change to the method of construction, must be updated into the AMS.
- b) Outline any tree constraints, and explain any impacts for both above and below ground.
- c) Detail all tree protection (including plans) and specification of fencing and ground protection appropriate to the site layout plan and access.
- d) Detail any special engineering for construction within the Root Protection Area, this is specifically in relation to the above ground construction of the all-weather pitch.
- e) Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measureable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work - Recommendations unless approved by the Councils Arboricultural Officer

Save for the Schools Development Zone, no materials or machinery shall be brought onto the site prior to the approval of the Arboricultural Method Statement.

The scheme shall not be implemented other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan at all times.

Reason: To ensure that trees are not damaged or otherwise adversely affected by the building operations.

U08023 Site Monitoring Procedures and recording

Prior to the commencement of development within a particular Development Zone, a scheme for site monitoring and recording shall be submitted to and approved in writing by the Local Planning Authority. This shall detail:

- a. Confirmation of the appointment of a retained Arboricultural consultant to conduct an auditable system of site supervision and monitoring and provide reports to the Local Authority Tree Officer.
- b. Provide details of the Arboricultural consultant, site manager, other key personnel with their key responsibilities and contact details.
- c. Induction procedures for all personnel in relation to Arboricultural matters.
- d. A timetable of events concerning the approved tree protection plans, including; initial implementation of the protective measures, management of conflicts and the final removal of the protective measures.
- e. Details when site monitoring will take place, specific events to be monitored and number and frequency of compliance inspections. A detailed report of compliance and issues should be completed and provided to the local Tree Officer, within 3 days of the agreed site visit.
- f. Post development assessment of the retained and planted trees and any necessary remedial action.

REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations

U08024 Site Monitoring Evidence

Development shall be suspended unless an inspection report is submitted in line with the submitted tree supervision and monitoring programme approved pursuant to condition U08023. Any breaches in Tree Protection shall be recorded, and a report outlining mitigation to address the breach shall be submitted to the Local Planning Authority for approval in writing and implementation thereafter as part of the development.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction

U08025 Details of foundations - piling etc

In respect of each Development Zone, no material start shall take place on the development hereby approved in that Development Zone, with the exception of any demolition works in the Schools Development Zone, until written notice of the intention to commence work has been sent to the Development Control department of the Council. Such notice shall be sent to that department not less than 48 days prior to a material start on the development and shall give details of the intended method of constructing the foundations, including a piling method statement, if applicable, explaining the method and equipment for piling. (See informative IE06 on this notice which gives advice on foundation construction that minimises nuisance to neighbours). Reason: To ensure that the local planning authority has sufficient notice of the commencement of work and the methods of foundation construction to enable measures to be taken, if appropriate, to protect the amenities of neighbouring occupiers

U08026 Schools - Reserved Matters

With the exception of any demolition works and Advance Infrastructure and Enabling Works, no development within the Schools Development Zone shall commence until written approval of the following Reserved Matters for that Development Zone where relevant has been obtained from the Local Planning Authority:

- o the layout of buildings above and below ground level and associated roads, routes and open space
- o the scale of buildings
- o the appearance of the buildings
- o landscaping

Development shall be undertaken in accordance with the approved details.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990

U08027 College - Reserved Matters

No development within the College Development Zone, or phase thereof, shall commence until written approval of the following Reserved Matters for that Development Zone, or phase thereof, where relevant has been obtained from the Local Planning Authority:

- o the layout of buildings above and below ground level and associated roads, routes and open space
- o the scale of buildings
- o the appearance of the buildings
- o landscaping

Development shall be undertaken in accordance with the approved details.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990

U08028 College Playing Field - Reserved Matters

No development within the College Playing Fields Development Zone, shall commence until written approval of the following Reserved Matters for that Development Zone where relevant has been obtained from the Local Planning Authority:

- o the layout of buildings above and below ground level and associated roads, routes and open space
- o the scale of buildings
- o the appearance of the buildings
- o landscaping

Development shall be undertaken in accordance with the approved details.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990

U08029 Residential - Reserved Matters

No development within the Residential Development Zone, or phases thereof, shall commence until written approval of the following Reserved Matters for that Development Zone, or phase thereof, where relevant has been obtained from the Local Planning Authority:

- o the layout of buildings above and below ground level and associated roads, routes and open space
- o the scale of buildings
- o the appearance of the buildings
- o landscaping

Development shall be undertaken in accordance with the approved details.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990

U08030 Tech Hub - Reserved Matters

No development within the Tech Hub Development Zone, or phase thereof, shall commence until written approval of the following Reserved Matters for this Development Zone, or phase thereof, where relevant has been obtained from the Local Planning Authority:

- o the layout of buildings above and below ground level and associated roads, routes and open space
- o the scale of buildings
- o the appearance of the buildings
- o landscaping

Development shall be undertaken in accordance with the approved details.

Reason: In accordance with Section 92 of the Town and Country Planning Act 1990

U08031 Compliance Report

No reserved Matters Application shall be submitted in relation to any Development Zone(s), or phase thereof, unless it is accompanied, as appropriate, by the following documents and/or information

- i) a statement to demonstrate how the proposed development of a Development Zone, or phase thereof, is in accordance with the Phasing Programme;
- ii) an explanatory statement detailing how the proposed quantum of land uses and scale of development proposed within the Development Zone, or phase thereof, are consistent with the limitations set in conditions nos: U07999, U08000, U08001, U08002, U08006 and U07931.
- iii) an explanatory statement detailing how the proposed development of a Development Zone, or phase thereof, addresses the mitigation measures outlined in the Environmental Statement and Environmental Statement Addendum

and in relation to the matter of layout, a Reserved Matters Application shall include:

- a) a report and plans detailing the layout of the proposed building or buildings and any relevant roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces within a Development Zone, or phase thereof, to which the Reserved Matters Application relates
- b) a reconciliation plan showing how the proposed detailed layout of the roads, pedestrian and cycle routes, parking and servicing areas and the detailed layout of open spaces within a Development Zone, or phase thereof, to which the Reserved Matters Application relates are consistent with the parameters and principles for the layout of the wider development set out in condition nos U07999 and the Design Code,

- c) a report and plans detailing the internal layout of any buildings within a particular Development Zone, or phase thereof, and, in the case of the Schools and College Development Zones, an explanatory statement demonstrating that the individual educational buildings have been designed to meet government baseline design guidance including minimum floor areas of teaching, ancillary and external spaces
- d) a report and plans detailing any layout below ground level
- e) a report and plans demonstrating how the building and its associated external spaces, both public, shared and private, have been designed to accord with the principles of maximum access, including step-free entrances, and inclusive design as set out in the Design Code and Mayors' Accessible London' Supplementary Planning Guidance
- f) no Reserved Matters Applications for the Residential Development Zone, or phase thereof, shall be submitted unless it is accompanied by an explanatory statement and plans demonstrating a) that the proposed development of the relevant residential building and units therein complies with the design and construction standards contained in the DCLG Technical Housing Standards - Nationally Described Space Standard, the Mayor's Housing Supplementary Planning Guidance 2016 b) that 90% of all units within a building within are complaint with Approved Document Part M4(2) c) that 10% of all units within a building are complaint with Approved Document Part M4(3), d) that discussions with a registered affordable housing provider have influenced the submitted design of the relevant residential building in accordance with the Design Code requirement, e) that private external amenity space provision accords with table 1.

Table 1: External Amenity Space Standards

| Size of unit | Amount of private amenity space |
|-------------------------|---|
| 1-2 person flat | Minimum of 5sqm of private outdoor space |
| 3 person flat and above | Minimum of 5sqm of private outdoor space plus an extra 1sqm per additional occupant Ground level family units (of 3 or more bedrooms) within a block of flats should have larger private amenity spaces. |
| 2 bed house | 40sqm |
| 3 bed house + | 70sqm |

- g) a daylight/sunlight report in accordance with the Building Research Establishment methodology demonstrating that external spaces, balconies and internal rooms to dwellings within the Residential Development Zone comply with standards set out in Site Layout, Planning for Sunlight and Daylight (BRE: 1991)

and in relation to the matter of scale, a Reserved Matters Application shall include:

- a) a statement (including accompanying design material) to demonstrate that the scale of the development is consistent with the Parameter Plans and Design Code

and in relation to the matter of appearance, a Reserved Matters Application shall include:

- a) plans, drawings, sections, elevations and photomontages to explain in full detail the massing, design and materials to be used on all external surfaces, fenestration (including framing and glazing details), balconies/roof terraces/winter gardens, canopies, entrances, porches, cladding systems, renewables technologies, Rooftop Plant, flues, vents, lift overruns and signage, podium parking, and, where practicable, samples shall be provided and
- b) a statement (including accompanying design and materials) to demonstrate the selection of materials accords with the Design Code
- c) an external illumination or lighting strategy for a building
- d) a statement to demonstrate how the siting and design of a building or townscape element serves a prominent role as a distinguishing feature, focal point, landmark or wayfinder for that Development Zone and/or the College site
- e) a statement to demonstrate how the siting and design of a building has incorporated active frontages, including shared amenity spill out areas in the

- College Development Zone, to engage with the public realm and promote activity and security
- f) a statement demonstrating how the design of the buildings within the Residential Development Zone have adopted the principle of Tenure Blind
 - g) any Taller Building should be accompanied by a full design justification based on a comprehensive townscape appraisal

and in relation to the matter of landscaping, a Reserved Matters Application shall include:

- a) full details, including plans, drawings, elevations and specifications, of both hard and soft landscaping works, these details shall include all ecological enhancements measures including stag beetle loggeries, planting of native species, creation of ecology corridors (2 metre wide minimum), proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and roads/other circulation areas; school playgrounds and other outside spaces, hard surfacing materials; minor artifacts and structures (e.g. street furniture, street lighting, public art, play equipment, ecological information boards, fences, walls, gates, screens, tree pit grilles, canopies, seating, resting benches, litter bins, refuse or other storage units, signs (including cycle routes and parking), lighting etc.); proposed and existing utility services above and below ground (e.g. drainage, power, communications cables, pipelines etc, indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant; and a program or timetable of the proposed works.
- b) Where within the Root Protection Area of retained trees hard landscape design, small structure installation and service installation should be formulated in accordance with section 7.4, 7.5 and 7.7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.
- c) Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment); the specification is to include details of the quantity, size, species, position, planting methodology, proposed time of planting and anticipated routine maintenance of all trees to be planted. Any proposed tree planting should be undertaken in accordance with section 5.6 of British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations.
- d) All tree/plant/shrub planting included within the approved specification shall be carried out in accordance with that specification and in accordance with BS 3936:1986 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS 4043: 1989, Transplanting root-balled trees; and BS 4428:1989, Code of practice for general landscape operations (excluding hard surfaces).
- e) Specification for anticipated surface changes between Development Zones and the size, type and appearance of all paving or other hard surfaces within the particular Development Zone, or phase thereof.
- f) Details of proposed green or brown roofs including detailed specifications and a supporting explanatory statement to demonstrate the anticipated distribution of green or brown roofs within a particular Development Zone, or phase thereof
- g) All hard and soft landscape works shall be carried out in accordance with the approved details and in any event prior to the commencement of occupation/use of the land and buildings

REASON: (1) To ensure that the Development is carried out in accordance with the submitted Phasing Programme, Parameter Plans and other submitted details and to ensure the Development includes the mitigation measures identified as necessary in the Environmental Statement for the development to ensure that environmental considerations material to the proposed development are not adversely affected. (2) To ensure that the proposed development does not prejudice the appearance of the locality and to preserve and enhance nature conservation interests

In respect of each Development Zone (with the exception of the Schools Development Zone), or phase thereof, no development, including any works of demolition or below ground works, shall take place in that particular Development Zone, or phase thereof, until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work for that particular Development Zone, or phase thereof, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Following approval of the written scheme of investigation any subsequent field work and assessment report required shall be submitted by the applicant and approved in writing by the Local Planning Authority. No development shall be carried out in that particular Development Zone, or phase thereof, until such a report has been approved [unless otherwise agreed in writing by the Local Planning Authority].

REASON: To safeguard any archaeological interest of the site.

U08033 Potentially Contaminated Sites

1. In respect of each Development Zone, or phase thereof, no development shall take place in that particular Development Zone, or phase thereof, until:

a) a desk study detailing the history of the site, hazardous materials, substances used together with details of a site investigation strategy based on the information revealed in the desk study has been submitted to and approved in writing by the local planning authority

b) an intrusive site investigation has been carried out comprising: sampling of soil, soil vapour, ground gas, surface water and groundwater to the satisfaction of the local planning authority. Such work to be carried out by suitably qualified and accredited geo-environmental consultants in accordance with the current U.K. requirements for sampling and testing.

c) written reports of i) the findings of the above site investigation and ii) a risk assessment for sensitive receptors together with a detailed remediation strategy designed to mitigate the risk posed by the identified contamination to sensitive receptors have been submitted to and approved in writing by the local planning authority

Note: some demolition work, if required, could be allowed beforehand for enabling the above requirement (1b), subject to the agreement of the Local Planning Authority.

2. None of the dwellings/buildings in a particular Development Zone, or phase thereof, shall be occupied until:

a) the remediation works approved as part of the remediation strategy have been carried out in full and in compliance with the approved strategy. If during the remediation or development work new areas of contamination are encountered, which have not been previously identified, then the additional contamination should be fully assessed in accordance with the above requirements (1(b and c)) above and an adequate remediation scheme shall be submitted to and approved in writing by the local planning authority and fully implemented thereafter.

b) a verification report, produced on completion of the remediation work, has been submitted to and approved in writing by the local planning authority. Such report to include i) details of the remediation works carried out and ii) results of verification sampling, testing and monitoring and iii) all waste management documentation showing the classification of waste, its treatment, movement and disposal in order to demonstrate compliance with the approved remediation strategy.

REASON: To protect future users of the site and the environment.

U08034 Japanese Knotweed

Prior to the commencement of development within the a particular Development Zone, or phase thereof, a proposed method statement for the investigation, removal and/or chemical treatment of any Japanese Knotweed, Giant Hogweed or other pernicious weed located within that Development Zone, or phase thereof, including a time line for its eradication, shall be submitted to and agreed in writing with the Local Planning

Authority; the approved scheme shall be implemented as part of the development hereby approved. An eradication guarantee shall be provided to the Local Planning Authority following treatment.

REASON: To safeguard and enhance the nature conservation value of the site and the adjacent River Crane.

U08035 Foundation design - ground gases

Prior to commencement of development within a particular Building Zone, details of foundations for that building(s) including measures to prevent gas ingress shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To protect future users of the site and the environment.

U08036 Piling - Controlled Waters

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

U08037 SUDS - Controlled Waters

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

U08038 Secure by Design/CCTV

Prior to the commencement of construction within any particular Development Zone, or phase thereof, details of the security measures to form part of the development within that Development Zone, or phase thereof, shall be submitted to and approved in writing by the Local Planning Authority. These measures are to accord with the principles of Secure by Design and will, in particular, incorporate defensible spaces, lighting, controlled entry and exit points to the the College and School Development Zones and buildings therein, CCTV framework and surveillance measures within any enclosed car park and cycle storage area and video access control systems at the entrances to any block of residential flats.

REASON: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally

U08039 Lighting Strategy

Prior to the commencement of development within a Development Zone, or phase thereof, details of the lighting of footpaths, play areas, parking areas and internal access roads including light spillage diagrams for that particular Development Zone, or phase thereof, shall be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed in accordance with these details.

Reason: To safeguard the ecology of the site and neighbour amenity and ensure a safe and convenient form of development.

U08040 Misc Details - Sample Panels

Prior to the commencement of development of any above ground works in respect of each Development Zone, sample panels of facing brickwork/render or such other materials, where appropriate, showing the proposed colour, texture, face-bond and pointing for buildings within that particular Development Zone shall be provided on site and approved by the Local Planning Authority before the relevant parts of the works are commenced and the sample panels shall be retained on site until the work is completed and has been approved.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality

U08041 Site Wide Open Space/Landmark Framework

No commencement of development within the College Development Zone or Residential Development Zone shall take place until a Site Wide Open Space and Landmark Strategy for the College Site has been submitted to and approved in writing by the Local Planning Authority, the Strategy to identify the distribution, character, design, purpose, quality and quantum of open spaces/gathering places, routes and siting of landmark buildings and elements to be provided throughout the development and the level of public accessibility thereto.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality and provides a suitable balance between the public, semi-public and private realms.

U08042 Site Wide Parking and Servicing

A Site Wide Parking and Servicing Framework shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development in the College Development Zone. The framework shall be a strategic framework document setting out guidance for the site which shall include:

- o overarching strategy for car park management and the control of parking, and access/egress thereto, at surface level or within garaging/enclosed parking areas and a scheme of enforcement on Harlequins Match/Event Days, RFU Match/Event Days and non-match/event days;
- o means of separating public, operational and residential parking and enforcing that separation;
- o means of controlling the site access/egress points hereby approved and any cross-site rights-of-way described in the Design Code to ensure no vehicular access to the College Development Zone, Tech-Hub Development Zone or Residential Development Zone is gained via Egerton Road or Craneford Way at any time save for emergency vehicles
- o allocation of residential spaces between market and affordable units;
- o allocation of parking spaces within the College Development Zone for public users of the Sports Centre and Craneford Way Playing Fields
- o the approach to allocation of parking for people with mobility problems and wheelchair users;
- o car club allocation;

- o cycle parking/storage differentiated by residential/visitors, staff, public and other users;
- o access controls to enclosed parking/podium parking;
- o handling the relationship between private and service vehicles, including coaches and minibuses;
- o overarching strategy for servicing and deliveries across the site including access controls, regimes for planning and timing of deliveries and the provision of utilities throughout the site;
- o overarching strategy for emergency access and services .

The framework shall be reviewed and updated every 5 years to reflect changes to best practice standards and guidance, changing circumstances on adjoining sites and the strategic highway network. The development must not be carried out unless in accordance with the framework.

REASON: The site wide frameworks are to provide further strategic context on a site wide basis to the detailed submissions required in relation to Reserved Matters which are on a Development Zone, or phase thereof, basis.

U08043 Site Wide Drainage & Surface Water Mangt

Save for any Advance Infrastructure and Enabling Works or demolition works hereby approved, no part of the development shall commence until a Site Wide Drainage and Surface Water Management Strategy for the College site has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in full accordance with the approved Strategy, the scheme to be designed to ensure that discharge from the site does not exceed at any time that of greenfield run-off rates. REASON: To prevent the risk of flooding and surface water run-off

U08044 Site Wide Energy Statement

Save for any Advance Infrastructure and Enabling Works or demolition works hereby approved, no part of the development, with the exception of the Schools Development Zone, shall commence until a Site Wide Energy Statement for the College Site has been submitted to and approved in writing by the Local Planning Authority. The Statement shall be a strategic framework document s following the London Plan's Energy Hierarchy setting out guidance for the site and shall include:

- o measures to achieve a 35% reduction in regulated carbon emissions compared with a Building Regulation 2103 compliant development
- o at least a 20% contribution to total on site energy demand through low carbon decentralized heat and energy networks, or renewable energy sources
- o measures to avoid overheating
- o measures to minimise cooling loads

REASON: The site wide frameworks are to provide further strategic context on a site wide basis to the detailed submissions required in relation to Reserved Matters which are on a Development Zone, or phase thereof, basis.

U08045 Arboricultural Method Statement (AMS)

Prior to the commencement of development, an Arboricultural Method Statement (AMS) including a construction method statement and tree protection plans specific to this scheme shall be submitted to and approved in writing by the Local Planning Authority. The AMS must:

- a. Be written in accordance with and address sections 5.5, 6.1, 6.2, 6.3 and 7 of British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations
- b. Be written in conjunction with the contractors individual Method Statement for construction, any changing the method of construction, must be updated into the AMS.

- c. Outline any tree constraints, and explain any impacts for both above and below ground.
 - d. Detail all tree protection (including plans) and specification of fencing and ground protection appropriate to the site layout plan and access.
 - e. Detail any special engineering for construction within the Root Protection Area, this is specifically in relation to the above ground construction of the all-weather pitch.
 - f. Detail any facilitation pruning that may be required. The specification for tying back and/or pruning must be measurable and prepared by a suitably qualified Arboriculturalist or Arboricultural Contractor. All tree work must be undertaken in accordance with BS3998:2010 Tree work - Recommendations unless approved by the Councils Arboricultural Officer
- The development shall not be implemented other than in accordance with the approved AMS.
- REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction

U08046 Site Monitoring Procedures and Recording

Prior to the commencement of development, a scheme for site monitoring and recording shall be submitted to and approved in writing by the Local Planning Authority. This shall detail:

- o Confirmation of the appointment of a retained Arboricultural consultant to conduct an auditable system of site supervision and monitoring and provide reports to the Local Authority Tree Officer.
- o Provide details of the Arboricultural consultant, site manager, other key personnel with their key responsibilities and contact details.
- o Induction procedures for all personnel in relation to Arboricultural matters.
- o A timetable of events concerning the approved tree protection plans, including; initial implementation of the protective measures, management of conflicts and the final removal of the protective measures.
- o Details when site monitoring will take place, specific events to be monitored and number and frequency of compliance inspections. A detailed report of compliance and issues should be completed and provided to the local Tree Officer, within 3 days of the agreed site visit.
- o Post development assessment of the retained and planted trees and any necessary remedial action.

REASON: To ensure that tree (s) are not damaged or otherwise adversely affected by the building operations

U08047 Site Monitoring Evidence

Development shall be suspended unless an inspection report is submitted in line with the submitted tree supervision and monitoring programme approved pursuant to condition U08023. Any breaches in Tree Protection shall be recorded, and a report outlining mitigation to address the breach shall be submitted to the Local Planning Authority for approval in writing and implementation thereafter as part of the development.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and soil compaction

U08048 Pre-Start Meeting

The Local Planning Authority Tree Officer is to be invited to attend a 'pre-start meeting' for each phase of construction which should take place following implementation of the Tree Protection and planting as set out in the submitted detail and prior to any materials or machinery being brought onto the site and before any demolition, development or landscaping commences.

Key stakeholders (such as the site manager, project arboriculturalist and other key site personnel) shall attend the pre-start meeting. Full Agenda and minutes from the meeting must be prepared, sent and agreed by the Local Planning Authority Tree Officer.

Reason: To ensure that sufficient tree protection is in place and to prevent the tree (s) from being damaged or otherwise adversely affected by building operations and soil compaction

U08049 Tree Planting Scheme

Prior to commencement of development within any particular Development Zone, or phase thereof, a tree planting scheme shall be submitted to and approved in writing by the local planning authority. This scheme will require some work to be undertaken prior to any tree removal in relation to that phase of construction. Without correct implementation the tree planting the scheme shall be suspended until the corrected tree planting is undertaken.

This scheme shall include details of the quantity, size, species, position, planting methodology, proposed time of planting (season) and a 5 year maintenance and management programme. The tree planting scheme shall be written in accordance with

- o British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (sections 5.6)

- o BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations.

Any trees that die or become seriously damaged or defective (Local Authority opinion) within a period of 5 years from the sign off completion then the tree must be replaced to reflect the specification of the approved planting scheme.

There will also be a requirement which must acknowledge and accept the party responsible for the replacement of any tree planted under the scheme.

REASON: To safeguard the appearance of the locality.

U08050 Landscape management (Large Scheme)

A landscape management plan for a Development Zone, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas over a minimum period of 7 years from the date of completion of the landscaping scheme other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of a building within that Development Zone, whichever is the sooner, for its permitted use. The landscape management plan shall be implemented as approved from the date of completion of the landscaping scheme.

REASON: To ensure that the proposed development does not prejudice the appearance of the locality.

U08051 Showers/lockers for cyclists - College

The provision of and access to showers, lockers and changing room facilities shall at all times be available to College staff and pupils/students; details of the location/design of these facilities shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of development of any building (unless otherwise agreed in writing by the Local Planning Authority) within the College Development Zone

Reason: To accord with the Council's policy to encourage the use of alternative forms of transport to the car wherever possible.

U08052 Showers/lockers for cyclists - Schools

The provision of and access to showers, lockers and changing room facilities shall at all times be available to School staff and pupils/students; details of the location/design of these facilities shall be submitted to and be approved in writing by the Local Planning Authority prior to the commencement of development of any building (unless otherwise agreed in writing by the Local Planning Authority) within the School Development Zone
Reason: To accord with the Council's policy to encourage the use of alternative forms of transport to the car wherever possible.

U08053 MUGA - Construction details - Schools

Prior to the commencement of works in relation to the Multi-Use Games Area (MUGA) to be constructed in the Schools Development Zone, details shall be submitted to and approved in writing by the Local Planning Authority. Such details to include the design, materials, method of construction, depth of foundation, irrigation system, surround fencing, retractable netting, maintenance plan and tree root protection measures where applicable. The MUGA shall be constructed in accordance with the approved details and retained thereafter for use by the school and local community.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and the long term provision of sports facilities.

U08054 MUGA - Floodlighting - Schools

Prior to the commencement of development of any MUGA within the School Development Zone, Floodlighting details and a lighting Strategy for the courts/pitches shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- o A statement setting out why a floodlighting/lighting scheme is required, and the frequency and length of use in terms of hours of illumination during the summer and winter.
- o Demonstration that recommended illuminance (the quantity of light falling on the court surface) and uniformity (minimum lighting level/average lighting level) complies with the Chartered Institution of Building Services Engineers (CIBSE) Lighting Guide 4: Sports Lighting, 2006, CIBSE Society of Light & Lighting) based on the recognised standard, BS EN 12193, 1999 (now 2007).
- o Glare Reduction - Demonstration that glare reduction measures will be employed and submission of details of baffles etc
- o A site survey showing the area to be lit relative to the surrounding area, the existing landscape features together with proposed landscaping features and tree screens to mitigate the impacts of the proposed lighting.
- o Details of the make and catalogue number of any luminaires.
- o Size, type and number of lamps fitted within any luminaire.
- o The mounting height of the luminaires specified.
- o The location and orientation of the luminaires.
- o A technical report prepared by a qualified Lighting Engineer setting out the type of lights, performance, height and spacing of lighting columns. The light levels to be achieved over the intended area, at the site boundary and for 25 metres outside it. The approved details shall be implemented and retained thereafter.

REASON: To safeguard the amenities of occupants of existing and future residential units and the area in general.

U08055 MUGA - Floodlighting Columns - Schools

No floodlighting column within the School Development Zone shall exceed 6.0m in height measured from ground level (9.20m AOD). REASON: To safeguard the amenities of occupants of existing and future residential units and the area in general.

U08056 MUGA - Constructn detail - Playing Field

Prior to the commencement of works in relation to the Multi-Use Games Area (MUGA) to be constructed in the College Playing Fields Development Zone, details shall be submitted to and approved in writing by the Local Planning Authority. Such details to include the design, materials, method of construction, depth of foundation, irrigation system, fencing, retractable netting, maintenance plan and tree root protection measures where applicable. The MUGA shall be constructed in accordance with the approved details and retained thereafter for use by the college, school and local community.

REASON: To ensure that the tree (s) are not damaged or otherwise adversely affected by building operations and the long term provision of sports facilities.

U08057 MUGA - Tree Screen - Playing Field

Prior to the use of Multi-Use Games Areas and sports pitches within the College Playing Fields Development Zone, a tree screen/landscaped area shall be planted along the length of the Development Zone's northern boundary with Craneford Way and eastern boundary with Heatham Park in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details shall include a site survey showing the existing trees and landscape features together with proposed landscaping features and tree screens to mitigate associated noise and visual impacts of the proposed. The screen shall be planted in the first planting season after the completion of construction works within the College Playing Fields Development Zone and retained thereafter. Any tree that dies or is removed within 5 years of planting shall be replaced by one of similar age, size and species.

REASON: To safeguard the amenities of occupants of existing and future residential units and the area in general.

U08058 MUGA - Fencing - College Playing Fields

No permanent fencing within the College Playing Fields Development Zone shall exceed 3.0m in height measured from ground level (9.20m AOD) and be other than of an open-mesh construction. REASON: To safeguard the amenities of occupants of existing and future residential units and the appearance and character of the Metropolitan Open Land and Craneford Way street scene.

DETAILED INFORMATIVES

U01216 Definitions

For the purposes of the conditions attached to this decision notice, the following words and expressions have the following meanings:

Advance Infrastructure and Enabling Works means that infrastructure and enabling works which are of a temporary nature and required for site establishment in connection with the development set out in the Development Specification and Parameter Plans and for the avoidance of doubt includes temporary hard and soft landscaping, temporary vehicular routes, temporary storage compounds, temporary site lighting, generators, renewable energy technologies, and temporary buildings, including the temporary changing facilities for the existing Sports Hall and temporary covered cycling facilities

Building Zones means an area of land on which a building(s) will be situated as identified on parameter plan no: PL04 Rev A

College Development Zone means the land comprising the college development zone identified on plan no PL-03

College Playing Fields Development Zone means the land comprising college playing fields development zone identified on plan no PL-03

College Site means the parcel of land identified on the red line boundary plan no PL01 within which the Development is proposed

Design Code means the document titled 'Design Code' Rev B received on 3 March 2016 prepared by HoK Architects setting out the general design principles for the proposed development and contains a set of illustrated design rules and requirements to inform the detail design and appearance of both buildings and landscape on the individual Development Zones and the College Site as a whole

Development Specification means the document titled 'Development Specification' received on 5 February 2016 and prepared by CgMs Consulting defining the form and content of the development proposals.

Development Zone(s) means one/all of the 5 parcels of land identified for redevelopment on plan no: PL03 showing the extent of the proposed uses

Environmental Statement means the document titled 'Environmental Statement' dated June 2015 and prepared by Cascade Consulting which records the findings of the technical environmental impact assessments that have been undertaken to understand the likely significant environmental effects of the Development. These assessments are based on the documents and drawings

Harlequins Match Day/Event Day means a period of time restricted to between 2 hours before the start of a match/event held at Twickenham Stoop Stadium and 2 hours after the finish of this match/event

Parameter Plan(s) means the drawing(s) nos PL01, PL02, PL03, PL09, PL16, PL04 Rev A, PL05 Rev B, PL06 Rev A, PL07 Rev A, PL08 Rev A, PL10 Rev A, PL11 Rev A, PL12 Rev A, PL13 Rev A, PL14 Rev A and PL15 Rev A which show

- o the extent of the proposed uses (the Development Zones),
- o the extent and scale of the proposed buildings within these zones against allowable deviations and tolerances (the Building Zones),
- o the proposed access arrangements to/from the site and between the development and building zones and
- o the potential treatment of the spaces between these zones, buildings and accesses

Phasing Programme means the twelve stages of comprehensive redevelopment within the College Site as assessed within the environmental impact assessment and recorded within the Environmental Statement, each stage of which is made up of either a single or number of Development Zones and relates to land as shown on plans appended to the Development Specification (Appendix 1). For the avoidance of doubt, it does not relate to the buildings, external spaces and roads as shown on said plans

Projections means flues, chimneys and wind catchers upto 3m in height and lift overruns and access stairs to the rooftop upto 3.5m in height

RFU Match Day/Event Day means the entire day of a match/event held at the RFU Stadium

Residential Development Zone means the land comprising the residential development zone identified on plan no PL-03

Rooftop Plant means any and all equipment, services and fittings to be installed on a roof pertaining to the functioning and maintenance of the building and includes air conditioners, aerials, maintenance gantries, mechanical smoke reservoirs, satellite dishes, solar panels and any enclosure thereof but excludes flues, vents, lift overruns and signage

Schools Development Zone means the land comprising the school development zone identified on plan no PL-03

Tech-Hub Development Zone means the land comprising the tech-hub development zone identified on plan no PL-03

Taller Building means tall and large buildings that are substantially taller than their surroundings and/or cause a significant change to the skyline

Tenure Blind means the principle that dwellings of different tenures should be designed to be indistinguishable when viewed from the public realm, private and shared amenity areas

U06224 Section 106 agreement ~ Harlequins

This permission is given by the Local Planning Authority without prejudice to the provisions of a planning agreement accompanying planning permission ref: 04/1149/FUL dated 28 January 2005 made pursuant to Section 106 of the Town and Country Planning Act 1990 and which relates to the said land. The Local Planning Authority expressly reserves any rights contained in the said agreement or any amendment thereof which restrict or regulate the development of the said land.

IE03 Restaurant - EHO Consultation

The applicant is advised to contact Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB prior to the commencement of any work.

IE06 Details of piling-EHO consultation

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department. Where developments include foundations works require piling operations it is important to limit the amount of noise and vibration that may effect local residents.

There are a number of different piling methods suitable for differing circumstances. Guidance is contained in British Standard BS 5228 Noise control on Construction and Open Sites - Part 4: Code of Practice for noise and vibration control applicable to piling operations.

Where there is a risk of disturbance being caused from piling operations then the council under section 60 Control of Pollution Act 1974 can require Best Practicable Means (BPM) to be carried out. This may entail limiting the type of piling operation that can be carried out.

The types of piling operations which are more suitable for sensitive development in terms of noise and vibration impact are;

- * Hydraulic Piling
- * Auger Piling
- * Diaphragm Walling

IH02A Refuse storage and collection

The applicant is advised to contact Recycling and Waste, London Borough of Richmond upon Thames, Central Depot, Langhorn Drive, Twickenham TW2 7SG with regard to arrangements for the collection and storage of refuse. The provision of an enclosure may require the submission of a further application.

IL02 Advertisements

The applicant is advised of the need to obtain separate consent under the Town & Country Planning (Control of Advertisements) Regulations 1992 for any advertisements requiring express consent which it is to display on these premises.

IL13 Section 106 agreement

This planning permission has a Section 106 Agreement which must be read in conjunction with it.

IL24 CIL liable

The applicant is advised that this permission results in a chargeable scheme under the Borough's and the Mayor of London's Community Infrastructure Levy.

U01218 NPPF APPROVAL - Para 186 and 187

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Richmond upon Thames Borough Council takes a positive and proactive approach to the delivery of sustainable development, by:

- o Providing a formal pre-application and duty officer service
- o Providing written policies and guidance, all of which is available to view on the Council's website
- o Where appropriate, negotiating amendments to secure a positive decision
- o Determining applications in a timely manner

In this instance:

- o The application was amended following negotiations with the Council to ensure the scheme complied with adopted policy and guidance, and the application was recommended for approval and referred to the first available Planning Committee, where the agents / applicants had an opportunity to present the case

IM01 Disabled persons

The applicant's attention is drawn to the provisions of the Chronically Sick and Disabled Persons Act 1970 (Section 4,7, 8a) and to the Code of Practice for Access for the Disabled to Buildings (BS 5810: 1979). Attention is also drawn to the provisions of Part M of the Building Regulations - access and facilities for disabled people.

IM02 Disabled persons-Educat'I build'gs

The applicant's attention is drawn to Section 7 (Signs) and Section 8 (Access and Facilities) of the Chronically Sick and Disabled Persons Act 1970 and to design Note No.18 - Access for the Physically Disabled to Educational Buildings: HMSO. Attention is also drawn to the provisions of part M of the Building Regulations - concerning access and facilities for disabled people.

IM07 Soil contamination

In view of the previous uses of the site, a soil contamination survey would be desirable prior to the commencement of work on the site.

IM09 Disabled parking

Parking for people with disabilities should be provided in spaces not less than 3.6m wide x 4.8m deep, conveniently located relative to the building entrances and clearly signed for its purpose.

IM11 Use of hardwoods

If hardwood is to be used in the development hereby approved the applicant is strongly recommended to ensure that it is from a recognised sustainable timber source. You are invited to consult the 'Good Wood Guide' produced by Friends of the Earth together with The National Association of Retail Furnishers for advice on this matter.

IM13 Street numbering

If you wish to name or number a new development, sub-divide an existing property, or change the name or number(s) of an existing property or development, you will need to apply to the London Borough of Richmond Upon Thames. Further details of this process, fees, and the necessary information and forms that need to be submitted can be found on the Council's website

http://www.richmond.gov.uk/street_numbering_and_naming. Alternately you may contact Peter Cridland, Address Management Manager (020 8891 7889 peter.cridland@richmond.gov.uk).

IT02 Trees - Protective fencing

In order to protect trees during building works the Local Planning Authority would normally expect the erection of Chestnut pale fencing to a height of not less than 1.2m around the trees in question to the extent of their existing crown spread or, where circumstances prevent this, to a minimum radius of 2m from the trunk of the tree.

IT04A Trees - Pegging out building

The applicant is advised to contact the Environment Tree Department when the site has been pegged out so that a meeting may be arranged on site to determine whether any minor alterations to the position(s) of the building(s) will be required to enable the retention of the existing mature trees.

IT05 Trees - Size of new stock

The Local Planning Authority would normally expect all new trees to be planted to be a minimum size of SELECTED STANDARD which shall have a sturdy reasonably straight stem with a clear height from ground level to the lowest branch of 1.8m, an overall height of between 3m and 3.5m and a stem circumference measured at 1m from ground level of 10-12cm. The tree shall, according to the species and intended use, have either a well-balanced branching head or a well defined, straight and upright central leader with the branches growing out from the stem with reasonable symmetry.

IT06 Nature Conservation

When submitting proposals for landscaping the site applicants are advised that in determining the suitability of such proposals the Local Planning Authority will take into account the scope for enhancing the nature conservation interest of the site.

IX01 Car parking - drainage

The applicant is advised that car parking areas are to be drained via petrol interceptors and/or deep trapped gullies depending on the number of spaces. Generally underground or covered parking will be connected to the foul system and open parking

to the surface water system. The applicant should contact Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW (Tel: 020 8213 8729).

IX03 Soil and surface water drainage

The applicant is advised to consult Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW (Tel: 020 8213 8729) about the disposal of surface water and/or sewage from the development.

IX04 Surface flooding

The applicant is advised that the area is low lying and could be vulnerable to flooding. Thresholds should be built to an appropriate level, and the applicant should consult Thames Water Utilities, Sewerage and Sewage Treatment Operations, Hogsmill Valley Works, Lower Marsh Lane, Kingston, KT1 3BW (Tel: 020 8213 8729).

U01220 Construction Logistics Plan - TfL Guide

In relation to Condition U08012 the applicant is advised that the Construction Logistics Plan should aim for load consolidation and avoid peak rush hour to work delivery times. Further information in this regard can be found at <http://www.tfl.gov.uk/businessandpartners/freight/11422.aspx>.

U01221 Archaeology

Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs. It is recommended that the archaeological fieldwork should comprise of the following:

- o Geotechnical Monitoring

Archaeological monitoring of geotechnical pits and boreholes can provide a cost-effective means of establishing the potential for archaeological remains to survive on previously developed land or where deep deposits are anticipated. It is usually used as part of a desk-based assessment or field evaluation.

- o Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

U01222 Riverside treatment

Land alongside rivers is particularly valuable for wildlife and it is essential this is protected. This condition is supported by the National Planning Policy Framework (NPPF), paragraph 109 which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

The Natural Environment and Rural Communities Act which requires Local Authorities to have regard to nature conservation and article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged. Such networks may also help wildlife adapt to climate change and will help restore watercourses to a more natural state as required by the river basin management plan and the Crane Valley catchment plan <http://cranevalley.org.uk/catchment/catchment-plan/>

U01223 Flood defence consent

Any works (including temporary works) within 8 metres in, over or adjacent to the River Crane will require flood defence consent from the Environment Agency. Please phone 03708 506 506 and ask for the Partnership and Strategic Overview Team that covers this area.

U01224 Environmental Permits

Your development may require an Environmental Permit for certain activities. The Environmental Permitting Regulations (England and Wales) 2010, cover water discharge activities, groundwater activities, radioactive substances, waste, mining waste and installations. Please see the following website for further information on permitting please see: <https://www.gov.uk/environmental-permit-how-to-apply/overview>

We recommend you incorporate pollution prevention measures to protect ground and surface water. We have produced a range of guidance notes giving advice on statutory responsibilities and good environmental practice. This includes Pollution Prevention Guidance Notes (PPG's) for the specific activities listed below. Pollution prevention guidance can be viewed at: <https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg7>

U01225 Noise Predictions

Recreational Noise predictions must be undertaken using an assessment methodology which has been pre-agreed by the Local Planning Authority. It is considered that LAeq,T objective measurements underestimate the "actual" noise impact due to psychoacoustic factors. It is therefore required that ISO 1996-1 'Acoustics - Description and assessment of environmental noise - Part 1: Basic quantities and assessment procedures.' dated 2003 is applied with an additional +5 to +10dB character penalty applied. It will be important to model the noise to help illustrate the noise impact and effect on the proposed development.

U01226 College AGP - IRB standard

The applicant is advised that details submitted pursuant to Condition U08056 should incorporate a new 3G pitch which is compliant with the 22 standards for senior level set by the International Rugby Board (IRB)/World Rugby as recommended by the LBRuT Playing Pitch Strategy.

U01227 School MUGAS - Marked for Football

The applicant is advised that details submitted pursuant to Condition U08053 shall cater for the following sports as indicated in the submitted Environmental Statement: 2 football areas, basketball court, netball court and tennis courts

U06223 Fire Brigade Access

The applicant is advised that the London Fire and Emergency Planning Authority has advised that an undertaking should be given that access for fire appliances as required by Part B5 of the Approved Document and adequate water supplies for fire fighting purposes are required.

U01217 Composite Informative

Reason for granting:

The proposal has been considered in the light of the Development Plan, comments from statutory consultees and third parties (where relevant) and compliance with Supplementary Planning Guidance as appropriate. It has been concluded that there is not a demonstrable harm to interests of acknowledged importance caused by the development that justifies withholding planning permission.

Principal Policies:

Where relevant, the following have been taken into account in the consideration of this proposal:-

National Planning Policy Framework (NPPF)

London Plan (2015) 2.1, 2.2, 2.18, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 3.15, 3.16, 3.18, 3.19, 4.1, 4.2, 4.3, 4.6, 4.10, 4.11, 4.12, 5.1, 5.2, 5.3, 5.4A, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16, 5.17, 5.18, 5.20, 5.21, 5.22, 6.3, 6.7, 6.9, 6.10, 6.11, 6.12, 6.13, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.11, 7.12, 7.13, 7.14, 7.15, 7.17, 7.18, 7.19, 7.21, 7.24, 7.28, 7.30, 8.1, 8.2, 8.3, 8.4

The London Plan 2016: The Spatial Development Strategy 2.1, 2.2, 2.18, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9, 3.10, 3.11, 3.12, 3.13, 3.15, 3.16, 3.18, 3.19, 4.1, 4.2, 4.3, 4.6, 4.10, 4.11, 4.12, 5.1, 5.2, 5.3, 5.4A, 5.5, 5.6, 5.7, 5.8, 5.9, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, 5.16, 5.17, 5.18, 5.20, 5.21, 5.22, 6.3, 6.7, 6.9, 6.10, 6.11, 6.12, 6.13, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.11, 7.12, 7.13, 7.14, 7.15, 7.17, 7.18, 7.19, 7.21, 7.24, 7.28, 7.30, 8.1, 8.2, 8.3, 8.4

Core Strategy (2009) CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP9, CP10, CP11, CP12, CP14, CP15, CP16, CP17, CP18, CP19

Development Management Plan (2011) DM SD 1, DM SD 2, DM SD 4, DM SD 5, DM SD 6, DM SD 7, DM SD 9, DM SD 10, DM OS 2, DM OS 5, DM OS 6, DM OS 7, DM OS 8, DM OS 9, DM HD 1, DM HD 3, DM HD 4, DM HD 7, DM HO 2, DM HO 3, DM HO 4, DM HO 5, DM HO 6, DM SI 1, DM SI 2, DM EM 1, DM EM 2, DM TP 1, DM TP 2, DM TP 3, DM TP 4, DM TP 6, DM TP 7, DM TP 8, DM DC 1, DM DC 2, DM DC 3, DM DC 4, DM DC 5, DM DC 6, DM DC 9

UDP (2005) Saved UDP proposal site T29

Planning Brief - Richmond upon Thames College (2008)

Draft Site Allocations Plan (currently at pre-publication stage): TW10

Crane Valley Planning Guidelines (2005)

Twickenham Area Action Plan (TAAP)

Whitton and Heathfield Village Planning Guidance (2014)

London Plan - Supplementary Planning Guidance
Housing SPG (2012), Housing Strategy (2014); Draft Interim Revised Housing Strategy SPG (2015), Draft Interim Housing Standards Policy Transition Statement 2015, Housing SPG (2016), Shaping Neighbourhoods; Character and Context SPG (2014), Sustainable Design and Construction SPG (2014), Mayor's, Mayor's, Accessible London: Achieving an Inclusive Environment SPG (2014), The control of dust and

emissions during construction and demolition (July 2014), Shaping Neighbourhoods: Character and Context (2014), Social Infrastructure SPG (2015), London Planning Statement (May 2014), Sustainable Design and Construction SPG (2014), Preparing Borough Tree and Woodland Strategies (2013), Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (2013), Shaping Neighbourhoods: Play and Informal Recreation (September 2012), London View Management Framework SPG (2012), London's Foundations (March 2012), SPG: Planning for Equality and Diversity in London (October 2007), SPG: Accessible London: Achieving an Inclusive Environment (April 2004), London Housing Design Guide, Air Quality Strategy (2010), Mayor's Climate Change Adaptation Strategy; Mayor's Mitigation and Energy Strategy, Mayor's Water Strategy

Council SPG/SPD's

Car Club Strategy (2006), Design Quality (2006), Planning Obligations (in conjunction with Borough CIL - 2014), Sustainable Construction Checklist (2016), Conservation Areas (2002), Contaminated Land (2003), Nature Conservation and Development, Refuse and Recycling Storage Requirements SPD (2015), Security by design (2002 and Part Q of Building Regulations 2015), Trees: Landscape Design, Planting & Care, Affordable Housing (2014), Front Garden and other Off-Street Parking Standards (2006), Residential Development Standards (2010), Housing Optional Technical Standards - internal space standards and inclusive access, update June 2015, and Small and Medium Housing Sites (2006)

The London Borough of Richmond upon Thames Playing Pitch Strategy - February 2016

Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives', Sport England Technical Guidance Notes - Design and cost guidance

Further guidance

Public Space Design Guide (LBRuT), The Water Framework Directive, Crane Valley catchment plan, TfL Construction Logistics Plan Guidance, West London Waste Plan, Air Quality Action Plan (LBRuT)

Do The Maths: Tackling London's School Places Challenge' - London Councils July 2014

Historic England - Tall Buildings Advice Note 4 (2015)

DCLG - Technical housing standards: nationally described space standard (2015)

Building Regulations:

The applicant is advised that the erection of new buildings or alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made. For application forms and advice please contact the Building Control Section of the Street Scene department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

If you alter your proposals in any way, including to comply with the Building Regulations, a further planning application may be required. If you wish to deviate in any way from the proposals shown on the approved drawings you should contact the Development Control Department, 2nd floor, Civic Centre, 44 York Street, Twickenham, TW1 3BZ. (Tel: 020 8891 1411).

Damage to the public highway:

Care should be taken to ensure that no damage is caused to the public highway adjacent to the site during demolition and (or) construction. The Council will seek to recover any expenses incurred in repairing or making good such damage from the owner of the land in question or the person causing or responsible for the damage.

BEFORE ANY WORK COMMENCES you MUST contact Highways and Transport, London Borough of Richmond upon Thames, 44 York Street, Twickenham TW1 3BZ (Telephone 020 8891 7090 ask for the Streetscene inspector for your area or email

highwaysandtransport@richmond.gov.uk) to arrange a pre commencement photographic survey of the public highways adjacent to and within the vicinity of the site. The precondition survey will ensure you are not charged for any damage which existed prior to commencement of your works.

If you fail to contact us to arrange a pre commencement survey then it will be assumed that any damage to the highway was caused by your activities and you will be charged the full cost of repair.

Once the site works are completed you need to contact us again to arrange for a post construction inspection to be carried out. If there is no further damage then the case will be closed. If damage or further damage is found to have occurred then you will be asked to pay for repairs to be carried out.

Noise control - Building sites:

The attention of the applicant is drawn to the requirements of section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise and vibration on construction and demolition sites. Application, under section 61 of the Act for prior consent to the works, can be made to the Environmental Health Department.

Under the Act the Council has certain powers to control noise from construction sites. Typically the council will limit the times during which sites are permitted to make noise that their neighbours can hear.

For general construction works the Council usually imposes (when necessary) the following limits on noisy works:-

Monday to Friday 8am to 6pm

Saturdays 8am to 1pm

Sundays and Public Holidays- No noisy activities allowed

Applicants should also be aware of the guidance contained in British Standard 5228:2009- Noise and vibration control on construction and open sites.

Any enquiries for further information should be made to the Commercial Environmental Health Team, 2nd Floor Civic Centre, 44 York Street, Twickenham TW1 3AB.

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
15/3038/OUT
